



10 GLASSENBURY DRIVE, BEXHILL ON SEA, EAST SUSSEX TN40 2NY

£275,000 FREEHOLD



ENTRANCE PORCH

Accessed via a double glazed door. Inner wooden door to:

INNER HALLWAY

Double glazed window to side, stairs rise to the first floor landing, radiator,

CLOAKROOM/WC

Double glazed window to side, low level WC and wall mounted wash hand basin.

LIVING ROOM

15' 11" x 11' 5" (4.85m x 3.48m) Max. Double glazed, double aspect bay window to front and further window to side. Open fireplace with surround. Radiator and picture rail.

DINING ROOM

17' 1" x 11' 5" (5.21m x 3.48m) Max. Double aspect, double glazed bay window to rear and further window to side. Feature fireplace with surround, picture rail and serving hatch to the kitchen.

KITCHEN

17' 9" x 9' 11" (5.41m x 3.02m) Double aspect, double glazed windows to rear and side. Fitted with a range of matching base and wall units with worktop surfaces over incorporating a one and a half bowl, single drainer sink unit with mixer tap. Fitted gas hob and double oven. Space for a washing machine, fridge/freezer and further appliances. Serving hatch to the dining room.

LANDING

Double glazed window to side, airing cupboard and loft access.

BEDROOM 1

16' 10" x 11' 5" (5.13m x 3.48m) Double glazed bay window to front with sea views, built in wardrobe, wash hand basin and radiator.

BEDROOM 2

17' 0" x 11' 10" (5.18m x 3.61m) Double glazed bay window to rear, built in wardrobe, wash hand basin and radiator.

BEDROOM 3

13' 3" x 9' 11" (4.04m x 3.02m) Max. Double glazed window to rear, wash hand basin and electric heater.

BATH/SHOWER ROOM/WC

Double aspect, double glazed windows to front and side. Shower cubicle with unit, panelled bath with mixer tap and shower attachment. Low level WC and wash hand basin.

GARDENS

To the front of the property there is a front garden which is well stocked with shrubs and bushes and a lawned area. There are steps to the front door on one side and a driveway to the other. The garden is mainly laid to lawn, is enclosed and has a hedge diving the garden from further garden at the far end which has three sheds/workshops. Side access to the front and a rear door to:

GARAGE & OFF ROAD PARKING

There is a detached garage to the side of the property with an up and over door, off road parking for a few vehicles on the driveway.

AGENTS NOTES

Council Tax Band E

EPC Rating E

VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

AUCTIONEERS COMMENTS

A survey has highlighted structural movement and is therefore available for sale BY MODERN AUCTION to CASH BUYERS only. This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

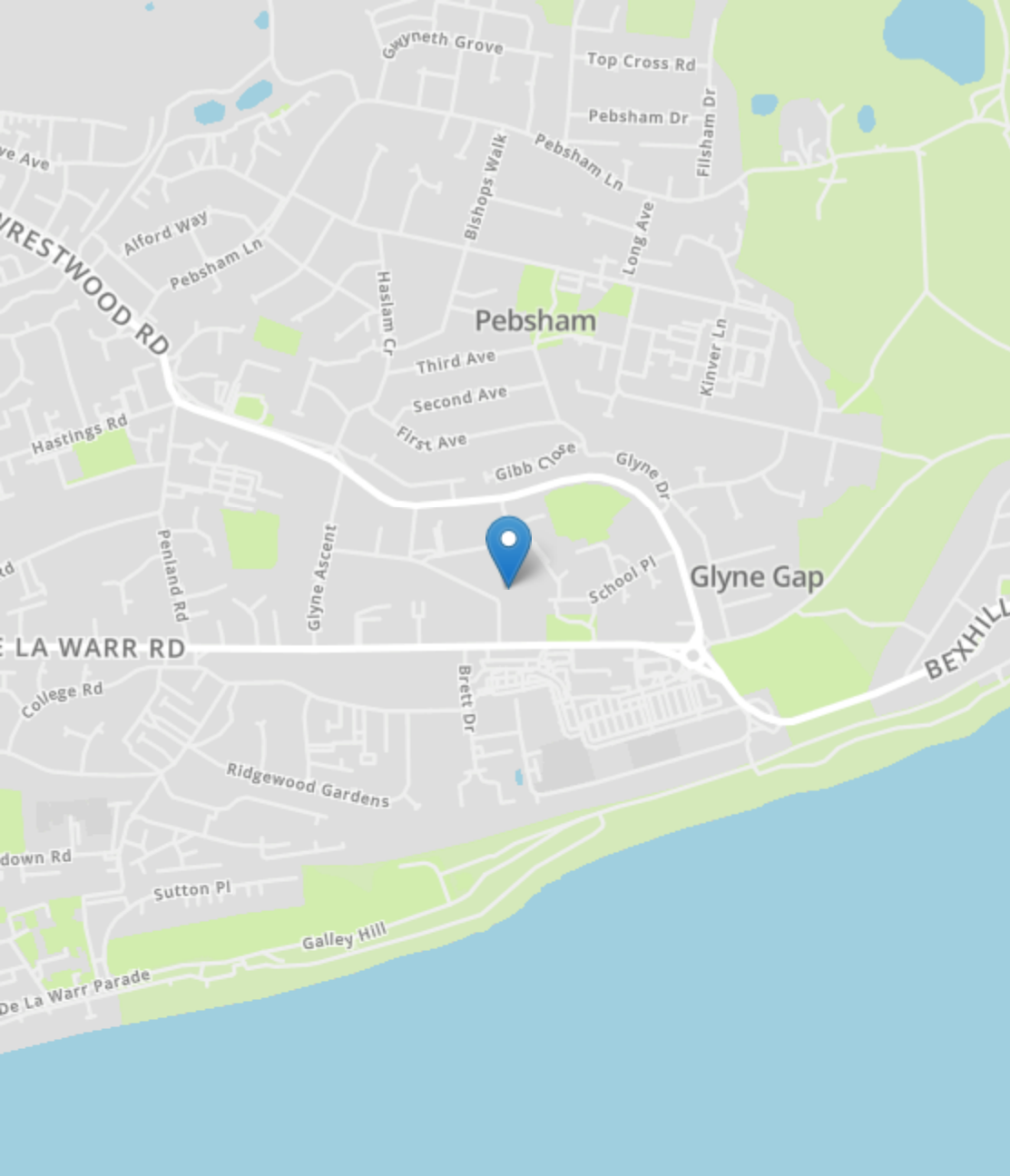
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

DISCLAIMER PROPERTY DETAILS

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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11 Western Road
Bexhill-on-Sea
East Sussex
TN40 1DU
Tel: 01424 215555

info@greystonesestateagents.co.uk
www.greystonesestateagents.co.uk

