



1A KNEBworth ROAD, BEXHILL ON SEA, EAST SUSSEX TN39 4JH

OFFERS OVER £695,000 FREEHOLD



ENTRANCE HALL

With spotlights, Karndean flooring, storage cupboard with light, system for solar panels (Givenergy) & fuse box, open glass staircase to First Floor Landing, understairs storage cupboard.

CLOAKROOM/WC

6' 8" x 4' 6" (2.03m x 1.37m) Double glazed frosted window to the front. Comprising wall hung WC, vanity unit with wash hand basin & mixer tap, tiled splashback, inset spotlights.

LIVING ROOM

18' 4" x 11' 6" (5.59m x 3.51m) Double glazed bay window to the front, inset spotlights and fitted carpets.

FAMILY ROOM/KITCHEN

29' 11" x 21' 1" (9.12m x 6.43m) Double glazed roof lantern with LED strip around it, further double glazed windows & double glazed bi-fold doors to the rear leading to the garden. Karndean flooring and inset spotlights.

KITCHEN AREA- Comprising of matching range of gloss effect wall & base units, quartz worksurface, inset sink with Quooker tap, inset Neff induction hob, integrated Neff extractor hood over, integrated Neff dishwasher, integrated Neff oven, integrated Neff combi microwave oven, island with storage & seating, pull out drawers & cupboards, space for American style fridge/freezer, pantry cupboard with automatic spotlights & quartz worksurface. Door to:

UTILITY ROOM

9' 5" x 7' 3" (2.87m x 2.21m) Double glazed frosted door to the side. Comprising gloss effect wall & base units, quartz worksurface, inset sink, tiled splashbacks, space for washing machine & tumble dryer, inset spotlights, cupboard housing A rated Worcester boiler, storage cupboard with pressurised hot water system & system for underfloor heating.

FIRST FLOOR LANDING

Double glazed window to side, radiator, spotlights, loft hatch with fitted ladder leading to the boarded loft.

MASTER BEDROOM

12' 6" x 11' 5" (3.81m x 3.48m) Double glazed window to the rear, radiator, fitted wardrobe with sliding doors. Door to:

EN-SUITE SHOWER ROOM/WC

7' 6" x 4' 0" (2.29m x 1.22m) Double glazed frosted window to the side. Shower cubicle with glass sliding door, waterfall shower head & further shower attachment, vanity unit with wash hand basin & mixer tap, built-in cupboard with mirror & touch light, wall hung WC, porcelain tiles, spotlights, under floor heating, pocket door, chrome heated towel radiator.

BEDROOM 2

9' 7" x 9' 1" (2.92m x 2.77m) Double glazed window to the rear, radiator and fitted wardrobe with sliding doors.

ENSUITE SHOWER ROOM/WC

Double glazed frosted window to the side. Shower cubicle with glass sliding door, waterfall shower head & further shower attachment, vanity unit with wash hand basin & mixer tap, built-in cupboard with mirror & touch light, wall hung WC, porcelain tiles, spotlights, under floor heating, chrome heated towel radiator.

BEDROOM 3

21' 1" x 11' 6" (6.43m x 3.51m) Double glazed window to the front, radiator, fitted wardrobe with sliding doors.

BEDROOM 4

10' 8" x 9' 1" (3.25m x 2.77m) Double glazed window to the front. Radiator, fitted wardrobe with sliding doors.

FAMILY BATHROOM/WC

8' 3" x 7' 6" (2.51m x 2.29m) Double glazed frosted window to the side. Large shower cubicle with waterfall shower head & further attachment, free standing bath with free standing tap & shower head, vanity unit with wash hand basin & mixer tap, wall hung WC, chrome heated towel radiator, porcelain tiles, spotlights, built-in cupboard with mirror & touch light, underfloor heating.

GARDENS

To the front there is a block paved driveway providing off road parking for 3-4 vehicles, raised flowerbeds with shrubs & trees to both sides, porcelain tiles leading to the front, side & rear. There is also access to both sides with lockable gates and new fencing and outside lighting. To the rear there is a porcelain tiled patio area, porcelain tiled steps leading to area of lawn measuring approximately 25 meters, flowerbeds with lighting, shrubs, silver birch tree, outside tap and the garden enjoys a westerly aspect.

SOLAR SYSTEM

Solar system is a 4kw solar array with a 9.5kw Givenergy battery system and inverter which will make the property more carbon neutral. The battery system combined with the solar array should reduced your electricity bill by around 80% or more. You can use the battery system with Octopus energy with any of their tariffs. This can be arranged via them. The panels will last over 25 years and the battery system has a warranty of 10 years with Givenergy.

AGENTS NOTES

Council Tax Band F

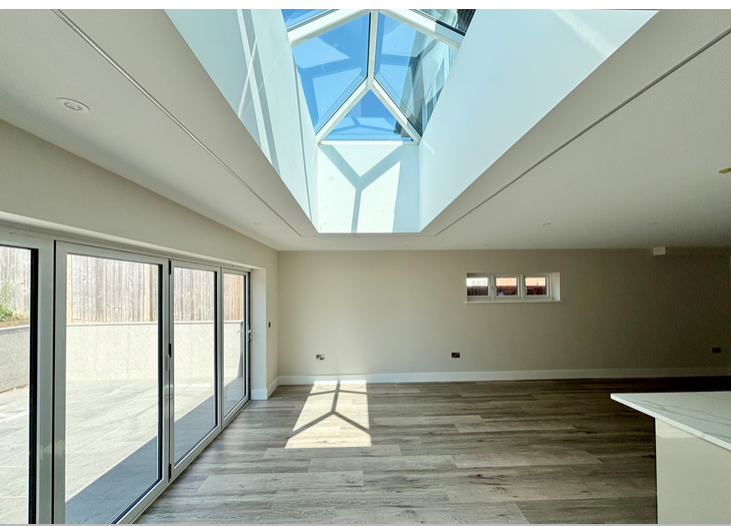
EPC Rating TBC

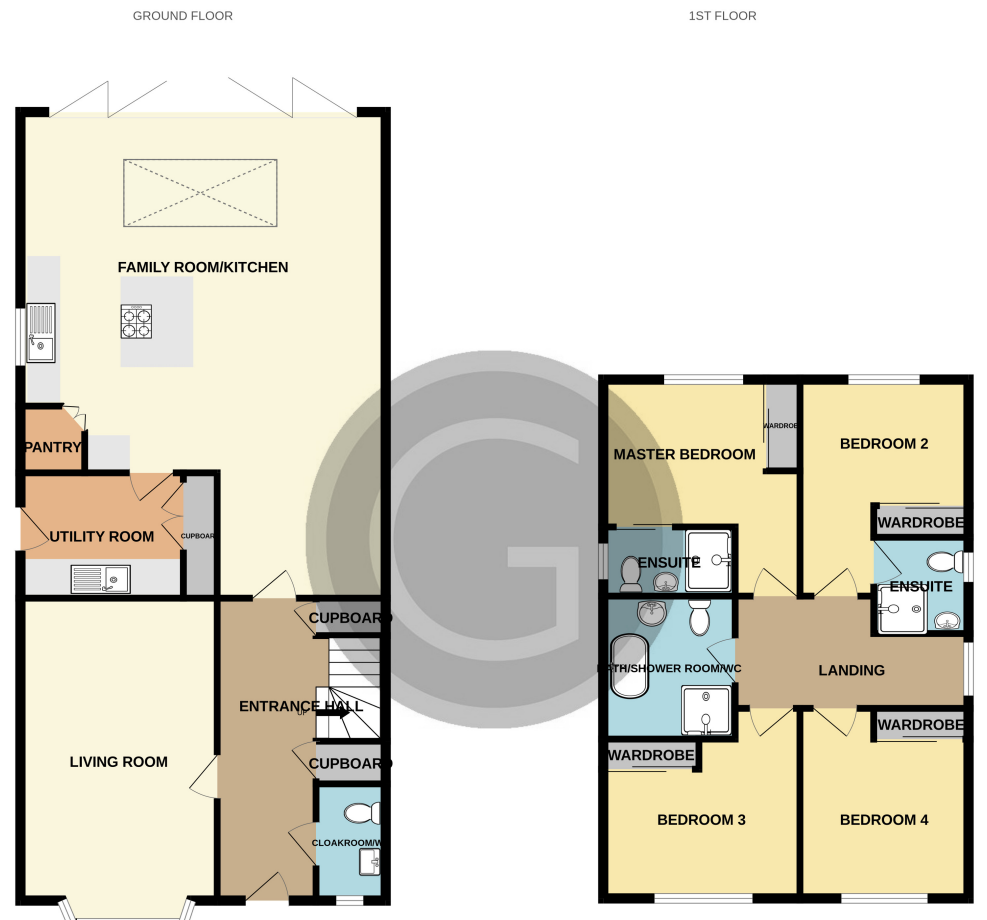
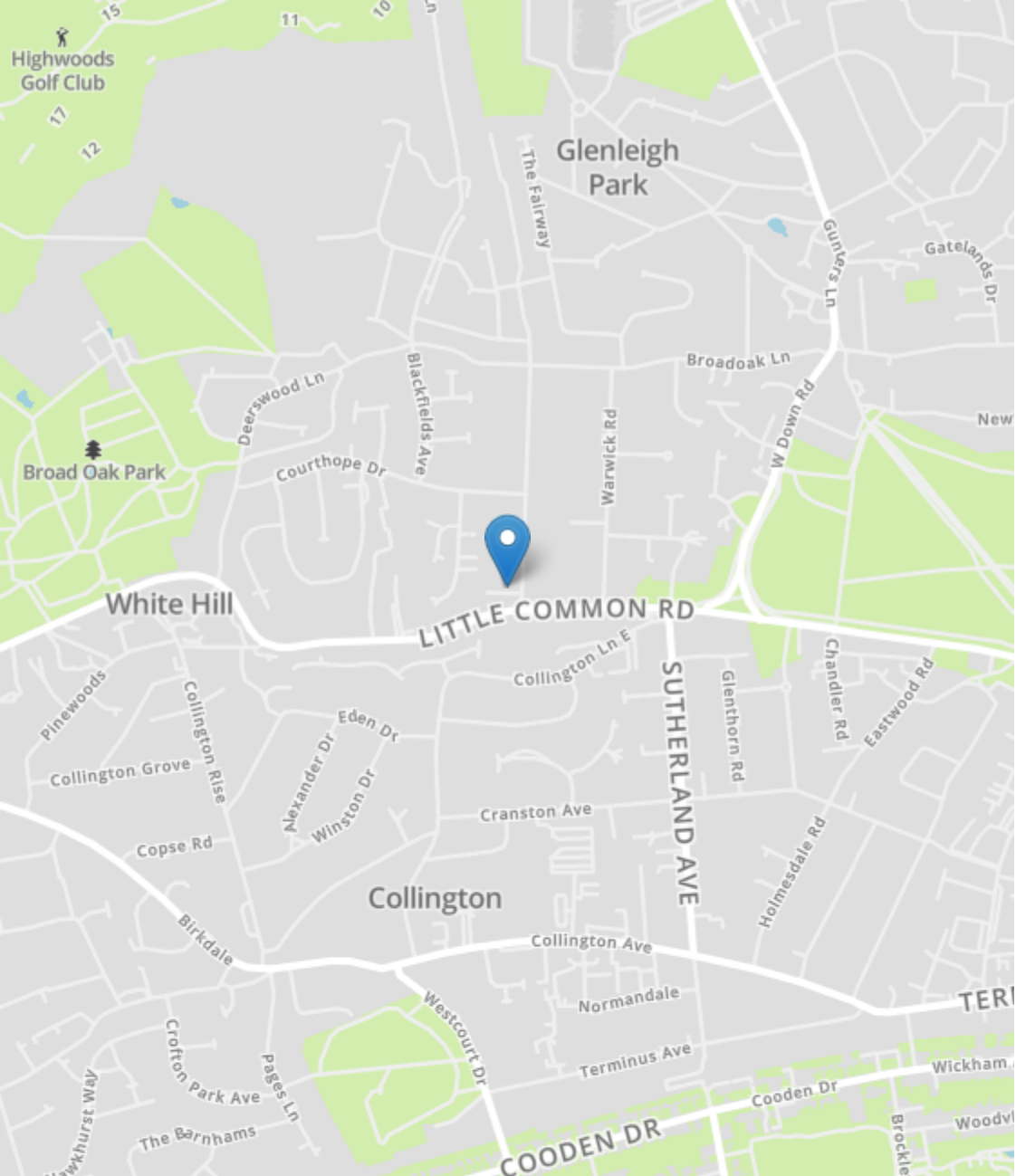
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

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.





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.
 Made with Metropix ©2024

11 Western Road
 Bexhill-on-Sea
 East Sussex
 TN40 1DU
 Tel: 01424 215555

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

