



WHITEFIELD, SWAINHAM LANE, ST LEONARDS ON SEA, EAST SUSSEX TN38 8ED

£450,000 FREEHOLD



ENTRANCE/DINING HALL

13' 2" x 11' 0" (4.01m x 3.35m) Max. measurement. Double glazed window and door to rear garden, wood flooring and radiator. Doot to:

CLOAKROOM/WC

Double glazed window to side. Low level Wc, wall mounted wash hand basin. Heated towel rail

OPENPLANNED LIVING/BREAKFAST ROOM

21' 11" x 11' 0" (6.68m x 3.35m) Max. measurements. Double aspect double glazed windows to front and side. Brick surround fireplace with inset solid fuel burner. Two storage cupboards set either side of the chimney breast. Wood flooring and understairs storage cupboard. Stairs to the first floor landing. Radiator

KITCHEN

11' 9" x 8' 3" (3.58m x 2.51m) Windows and door to side. Range of matching base and wall units with worktop surfaces over and butler sink. Beamed, vaulted ceiling with two skylight windows. Space for fridge/freezer and double oven. Tiled flooring.

LANDING

Stairs to second floor, loft hatch and window to front

BEDROOM 1

13' 2" x 10' 10" (3.40m x 3.30m) Max. measurement. Double aspect windows to front and rear. Radiator, ceiling spotlights and fitted carpets

BEDROOM 2

11' 2" x 10' 10" (3.40m x 3.30m) Window to front, radiator and built-in wardrobes. Fitted carpets

BATHROOM/WC

Window to rear. Panelled bath with tiled surround and shower unit. Wall mounted wash hand basin with tiled splashback and mirror above. Low level Wc, storage cupboard and vinyl flooring.

BEDROOM 3

15' 2" x 9' 0" (4.62m x 2.74m) Max. measurement. Window to front, radiator, loft hatch and fitted carpet.

GARDENS

To the rear of the property there are paved patio sun terraces leading to a good sized lawned garden enclosed by a variety of shrubs and bushes. Enclosed by fencing and gated side access to front.

OFF ROAD PARKING

Off road parking to front for two/three vehicles.

AGENTS NOTES

Council Tax Band D

EPC Rating E

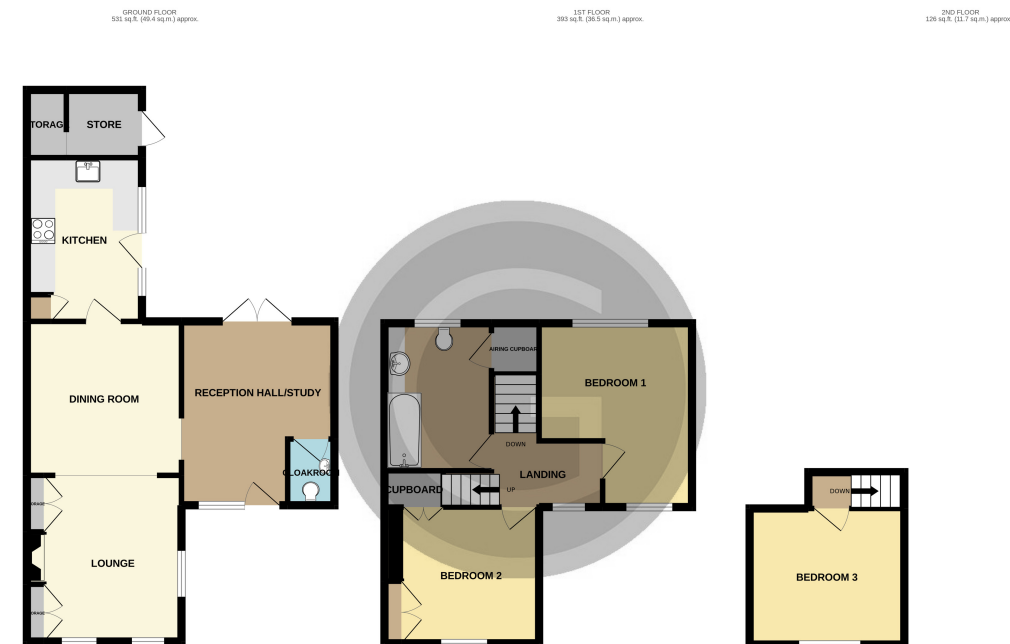
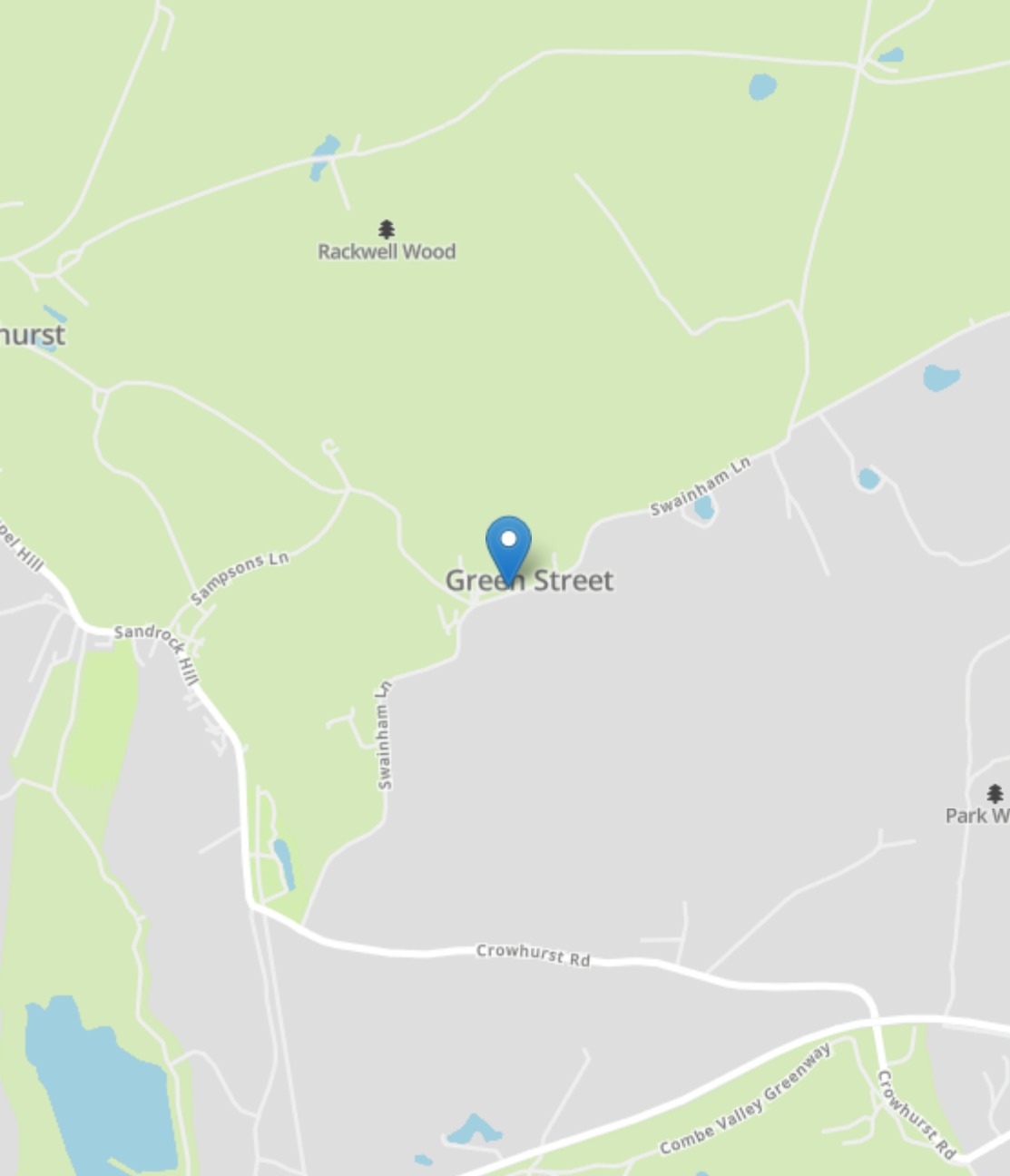
VIEWING ARRANGEMENTS

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.





TOTAL FLOOR AREA : 1050 sq ft. (97.5 sq m.) approx.

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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