



5 CLARENCE GARDENS, BEXHILL ON SEA, EAST SUSSEX TN40 2FJ

OIEO £269,000 FREEHOLD



ENTRANCE LOBBY

Accessed via double glazed door, double glazed window to the front, ceiling coving, ceiling spotlight, inner door leading into the living room.

LIVING ROOM

12' 8" x 11' 1" (3.86m x 3.38m) Double glazed window to the front, radiator, ceiling spotlights, carpet as fitted, sliding doors leading into the kitchen/diner.

KITCHEN/DINER

13' 6" x 11' 1" (4.11m x 3.38m) Double glazed window and French doors to the rear with the latter giving access onto the rear garden, radiator, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating stainless steel single drainer sink unit with mixer tap over, fitted electric hob and oven with extractor hood above, integrated washing machine and dishwasher, space for fridge/freezer, double doors giving access to the downstairs cloakroom, stairs rising to the first floor landing, tiled flooring.

CLOAKROOM

Low level WC, wall mounted wash hand basin with mixer tap, tiled wall, tiled flooring.

FIRST FLOOR LANDING

Ceiling lightwell, built-in storage cupboard.

BEDROOM 1

11' 3" x 10' 2" (3.43m x 3.10m) Two double glazed windows to the front, radiator, carpet as fitted.

BEDROOM 2

9' 10" x 9' 2" (3.00m x 2.79m) Double glazed window to the rear overlooking the rear garden, radiator, access to loft space via hatch, built-in wardrobe with sliding mirrored doors.

BATHROOM

Double glazed frosted window to the side, fitted suite comprising panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin with mixer tap, tiled walls, tiled flooring.

FRONT GARDEN

To the front is an area of garden and allocated parking space.

REAR GARDEN

Paved patio area which leads to the artificial grass lawned garden which is enclosed with wooden fencing, gate to side.

AGENTS NOTES

Service Charge: £40 Per Month

Council Tax Band C

EPC Rating C

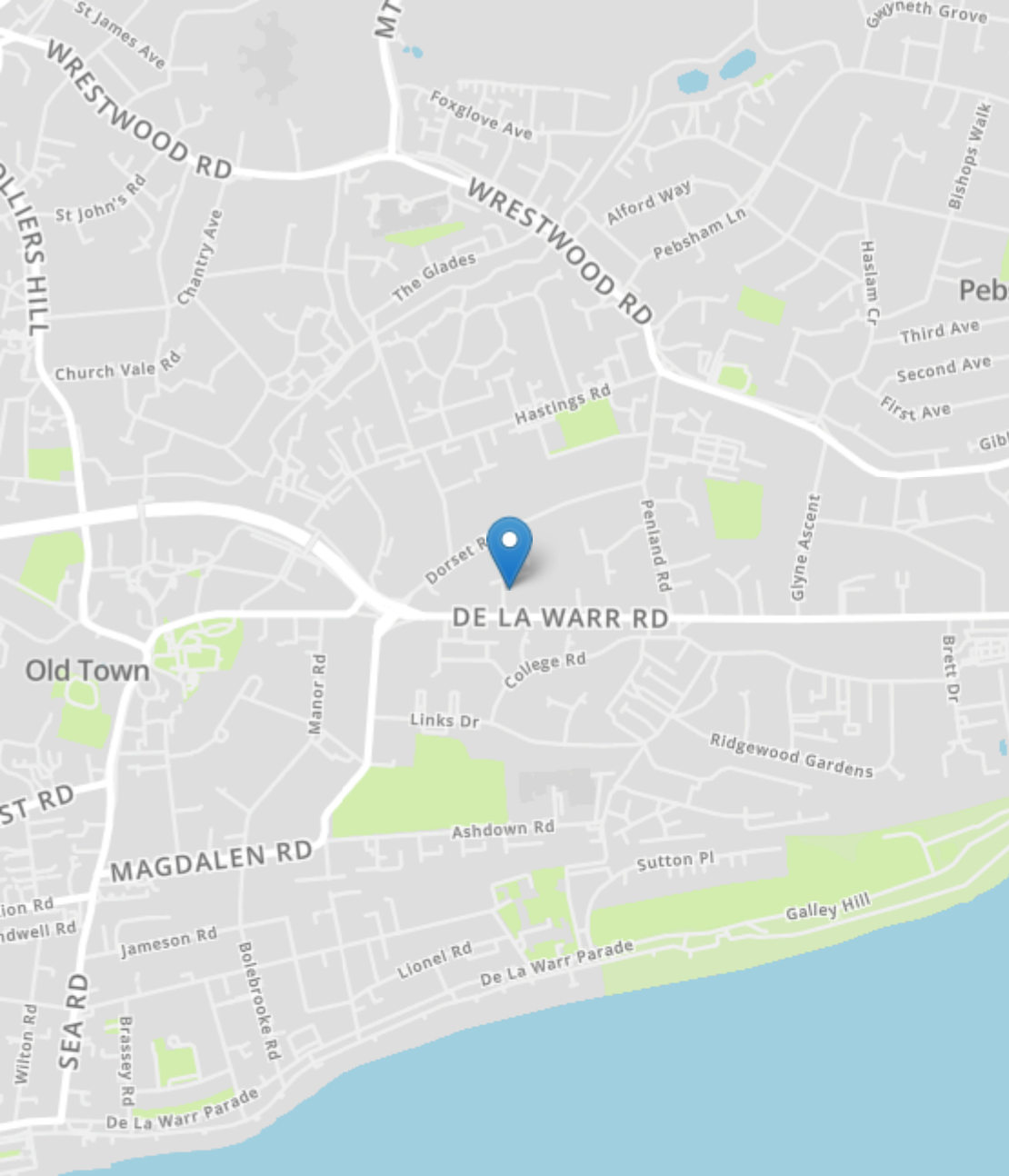
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

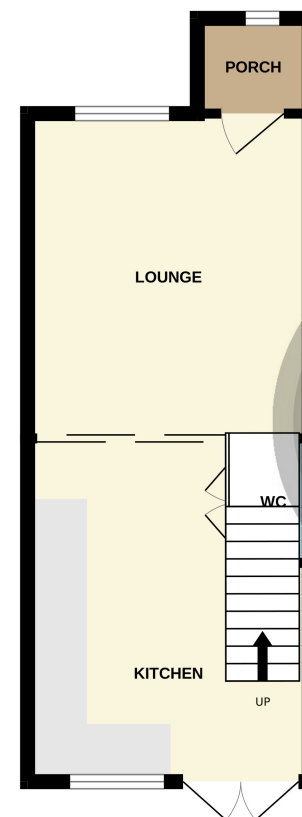
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must 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.

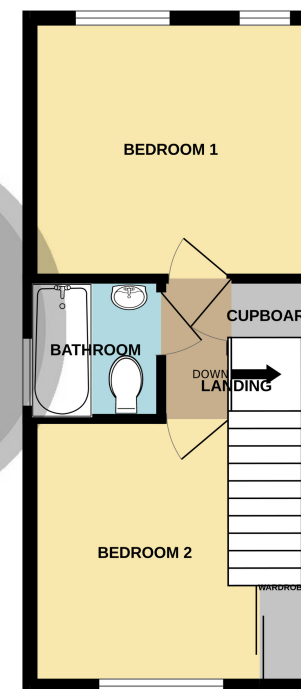




GROUND FLOOR



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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