



25 CHURCH VALE ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 2ED

£375,000 FREEHOLD



PORCH/CONSERVATORY

11' 9" x 11' 3" (3.58m x 3.43m) Accessed via double glazed door to large porch/conservatory, further double glazed doors and windows leading to the entrance hall.

ENTRANCE HALL

Access to loft space via hatch, radiator, airing cupboard housing hot water cylinder, useful storage cupboard, carpet as fitted.

LIVING ROOM

17' 8" x 11' 9" (5.38m x 3.58m) Double glazed window to the front, double doors and windows to the conservatory, open fireplace with brick surround, coved ceiling, radiator, carpet as fitted.

CONSERVATORY

11' 9" x 8' 2" (3.58m x 2.49m) Double glazed with door giving access onto the garden.

KITCHEN

11' 9" x 10' 4" (3.58m x 3.15m) Double glazed window to the rear, door to lobby, fitted kitchen comprising range of matching wall and base units with work surfaces over incorporating stainless steel sink and drainer unit with mixer tap over, cupboard housing gas fired boiler, space and plumbing for washing machine and dishwasher, space for gas cooker, space for fridge/freezer.

LOBBY

Double glazed door leading onto the garden, storage cupboard housing meters.

BEDROOM 1

14' 9" x 11' 0" (4.50m x 3.35m) Double glazed window to the front, radiator, fitted wardrobes, carpet as fitted.

BEDROOM 2

11' 9" x 11' 7" (3.58m x 3.53m) Double glazed window to the rear, radiator, carpet as fitted.

BATHROOM

Two double glazed frosted windows to the side, panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, shower cubicle with electric shower unit, heated towel rail, tiled walls, ceiling spotlights.

FRONT GARDEN

To the front of the property there is a concrete driveway leading to the garage, the remainder of the garden is laid with shingle having pathway leading to the front door.

GARAGE

Detached garage which is accessed via up and over door.

REAR GARDEN

To the rear of the property is an enclosed garden being mainly laid to lawn with a small patio laid with slabs adjacent to the conservatory, two sheds, pathway extending the length of the garden, garden arch with trellising, various plants trees and shrubs, side access with further potting shed.

AGENTS NOTES

Council Tax Band D

EPC Rating D

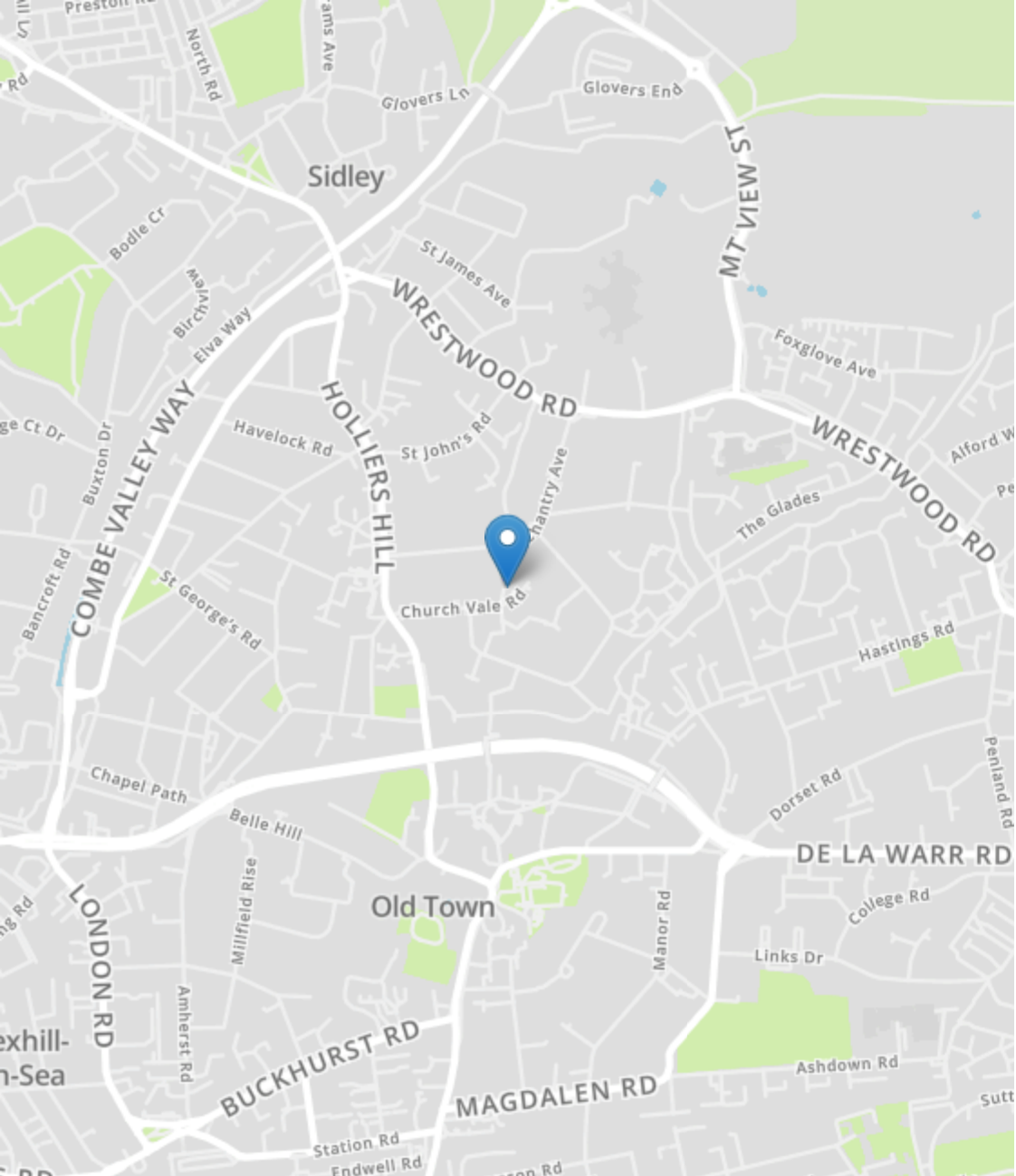
VIEWING ARRANGEMENTS

Viewing is strictly by appointment only through Greystones Estate Agents.

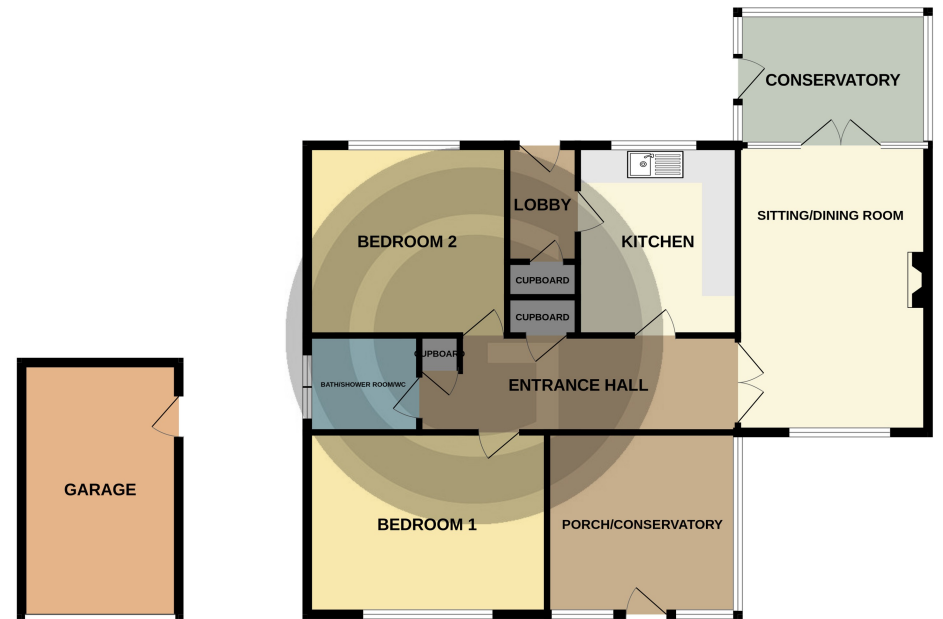
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must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



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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