



38 WICKHAM AVENUE, BEXHILL ON SEA, EAST SUSSEX TN39 3EN

£465,000 FREEHOLD



ENTRANCE VESTIBULE

Accessed via double glazed front door, ceiling coving, dado rail, exposed floor boards, further door leading into the

ENTRANCE HALL

Secondary glazed sash window to the side, carpeted staircase rising to the first floor landing and stairs down to a large cellar, original ceiling coving, radiator, exposed floor boards

CELLAR

Accessed via staircase from the entrance hall having two large areas currently used as storage, power and light supplied

CLOAKROOM/WC

Low level WC, wash hand basin

LOUNGE

16' 8" x 12' 10" (5.08m x 3.91m) Double glazed bay window to the front enjoying views across Egerton Park, radiator, television point, telephone point, feature wooden fireplace with coal effect gas fire, carpet as fitted

DINING ROOM

15' 3" x 12' 9" (4.64m x 3.88m) Original ceiling coving and feature ceiling rose, picture rail, radiator, original cast iron fireplace having tiled hearth, decorative surround and gas fire incorporated, two wall lights, television point, exposed floor boards, large sash windows to the rear leading into the

CONSERVATORY

10' 4" x 9' 1" (3.15m x 2.76m) Being of part brick, part UPVC construction beneath a polycarbonate pitched roof, radiator, double doors leading to the rear garden

BREAKFAST ROOM/SNUG

12' 7" x 10' 5" (3.84m x 3.18m) Recessed fireplace incorporating gas/log burner, wall mounted thermostat, radiator, television point, telephone point, exposed floor boards, opening through to the

KITCHEN

14' 4" x 10' 3" (4.36m x 3.12m) Double glazed window to the side and door to the rear giving access onto the rear garden, an attractive country style kitchen comprising tiled working surfaces incorporating butler sink, extensive range of matching pine wall and base cupboards and dresser with glazed fronted display units, space for range cooker with extractor hood over, space and plumbing for dishwasher, space and plumbing for washing machine, space for tall fridge/freezer, ceramic tiled floor

FIRST FLOOR LANDING

Carpeted staircase rising to the second floor landing, secondary glazed sash window to the side, carpet as fitted

BEDROOM 1

16' 3" x 13' 0" (4.96m x 3.97m) Double glazed bay window to the front, enjoying stunning views across Egerton Park, built in wardrobe, feature original fireplace, television point, radiator, exposed floor boards

BEDROOM 2

15' 2" x 12' 11" (4.62m x 3.93m) Secondary glazed sash window to the rear overlooking the rear garden, original ceiling coving, picture rail, feature original fireplace, radiator, television point, wash hand basin with vanity cupboard under, carpet as fitted

BEDROOM 3

12' 6" x 10' 7" (3.81m x 3.23m) Double glazed window to the rear overlooking the rear garden, radiator, fitted wardrobe, feature original fireplace, carpet as fitted

FIRST FLOOR BATHROOM

Double glazed patterned window to the front, part tiled walls, matching white suite comprising panelled bath with Mira shower over, pedestal wash hand basin, wall light, radiator, exposed floor boards

SEPARATE WC

Secondary glazed sash window to the front, low level WC, wall mounted wash hand basin, radiator, exposed floor boards

SECOND FLOOR LANDING

Split level landing with carpet as fitted

SECOND FLOOR KITCHEN

10' 7" x 10' 6" (3.22m x 3.21m) Double glazed window to the rear, part tiled walls, fitted kitchen comprising range of roll edged working surfaces incorporating stainless steel sink and drainer unit with mixer tap, range of base cupboards with fitted drawers, built in breakfast bar, four ring electric hob with oven under and extractor hood over, built in airing cupboard housing pre-lagged hot water cylinder with shelving for linen, space for appliances

BEDROOM 4

15' 5" x 13' (4.70m x 3.96m) Double glazed window to the rear, access to loft space via hatch, built in fitted wardrobe, radiator, feature original fireplace, television point, wall mounted electric shaver/light point, carpet as fitted

BEDROOM 5

13' 7" x 11' 11" (4.14m x 3.64m) Double glazed window to the front enjoying stunning views across Egerton Park distant sea views, two built in wardrobes, feature original fireplace, radiator, television point, wall mounted electric shaver/light point, carpet as fitted

SECOND FLOOR BATHROOM

Double glazed window to the front, part tiled walls, fitted suite comprising curved shower/bath with Mira shower over, pedestal wash hand basin, low level WC, radiator, wall light, carpet as fitted

SEPARATE WC

Low level WC, wall mounted corner wash hand basin, radiator, carpet as fitted

FRONT GARDEN

Front garden is hard standing having various pot plants and is enclosed with short height wall, pathway leading to the front door

REAR GARDEN

Courtyard style rear garden which can accessed via the kitchen and conservatory having well planted boarders, various trees and shrubs. There is a further vegetable garden to the rear which is accessed via steps. The rear garden is enclosed with panelled fencing and mature trees, timber framed storage shed, outside tap

AGENTS NOTES

Council Tax Band D

EPC Rating F

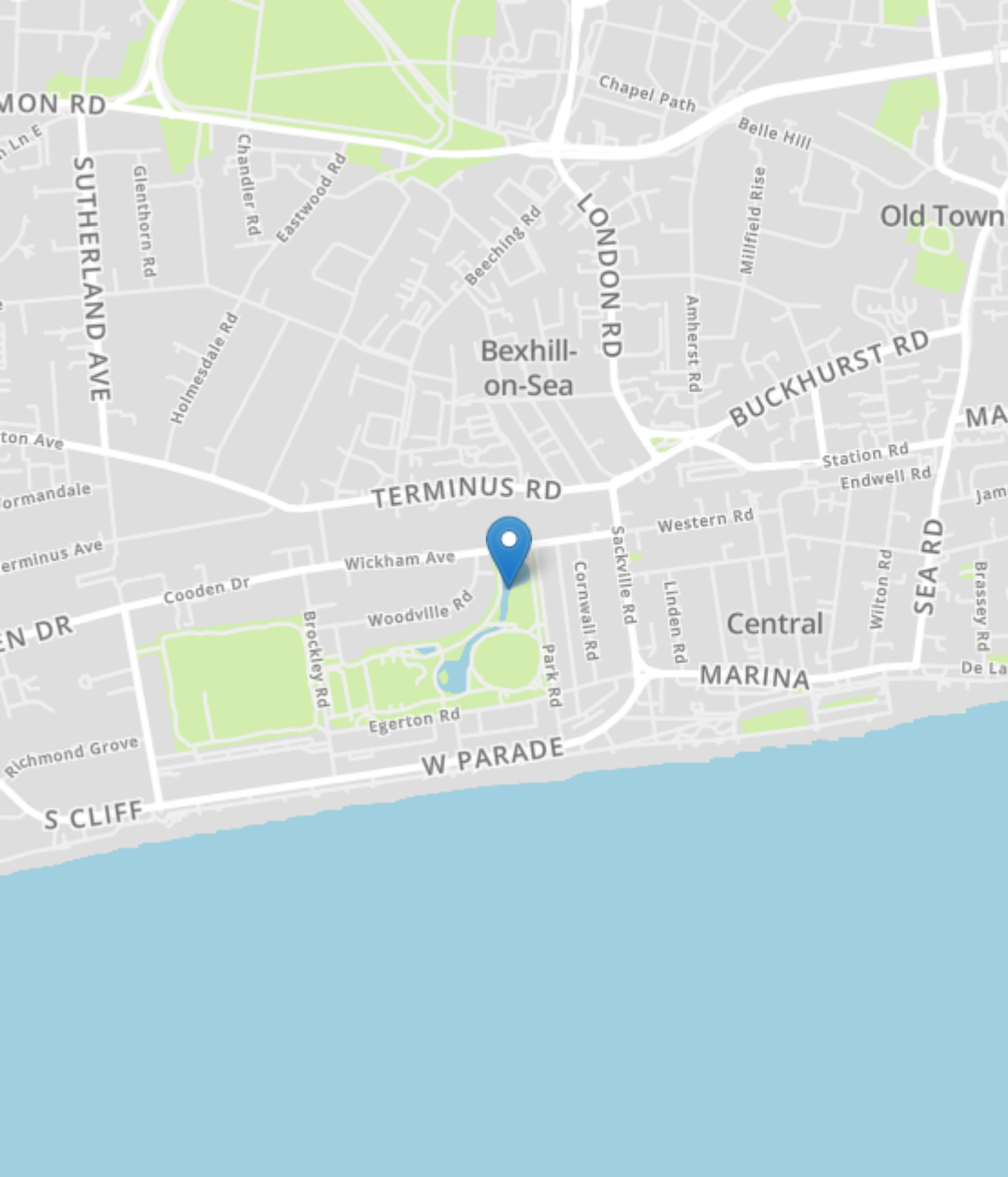
VIEWING ARRANGEMENTS

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.





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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