



4 ST AUBYN'S, BRASSEY ROAD, BEXHILL ON SEA, EAST SUSSEX TN40 1LD

OIEO £250,000 LEASEHOLD



COMMUNAL ENTRANCE

Accessed via communal door, stairs rising to the first floor, further door to private entrance hall.

ENTRANCE HALL

Coved ceiling, radiator, wall lights, carpet as fitted.

BEDROOM 1

12' 9" x 11' 5" (3.89m x 3.48m) Double glazed window to the rear, coved ceiling, double radiator, fitted wardrobes with sliding mirrored doors, carpet as fitted, door to en-suite shower room.

EN-SUITE SHOWER ROOM

Double glazed frosted window to the side, large walk in shower with Triton fitted shower unit, low level WC, vanity unit with inset wash hand basin having chrome central mixer tap over and fitted cupboard below, coved ceiling, shaver point, part tiled walls, chrome heated towel rail.

DRESSING AREA

Bedroom two leads through to a dressing area which has fitted wardrobes with sliding mirrored doors, coved ceiling, carpet as fitted, archway leading through to the main bedroom.

BEDROOM 2

11' 9" x 11' 0" (3.58m x 3.35m) Double glazed window to the rear, double radiator, coved ceiling, wall light, carpet as fitted.

SEPARATE CLOAKROOM

Low level WC, wall mounted wash hand basin, part tiled walls, radiator, coved ceiling, extractor fan.

BATHROOM

Double glazed frosted window to the side, panelled bath with chrome mixer spray attachment over, pedestal wash hand basin, chrome heated towel rail, coved ceiling, shaver point, part tiled walls.

KITCHEN

15' 1" x 8' 9" (4.60m x 2.67m) Double glazed window to the side, a modern fitted kitchen comprising range of matching wall and base units with fitted drawers under and laminated work surfaces over incorporating inset sink with single drainer having chrome central mixer tap over, fitted four ring induction hob with extractor hood over and fitted electric oven below, space and plumbing for washing machine, space for tumble dryer, space for tall fridge/freezer, cupboard housing wall mounted gas fired boiler, breakfast bar, coved ceiling, radiator, part tiled walls, entry-phone system, laminate flooring.

LOUNGE

16' 7" x 15' 6" (5.05m x 4.72m) Double glazed bay window to the front with angled sea views, coved ceiling, wall lights, three radiators, television point, carpet as fitted.

AGENTS NOTES

Council Tax Band D

EPC Rating C

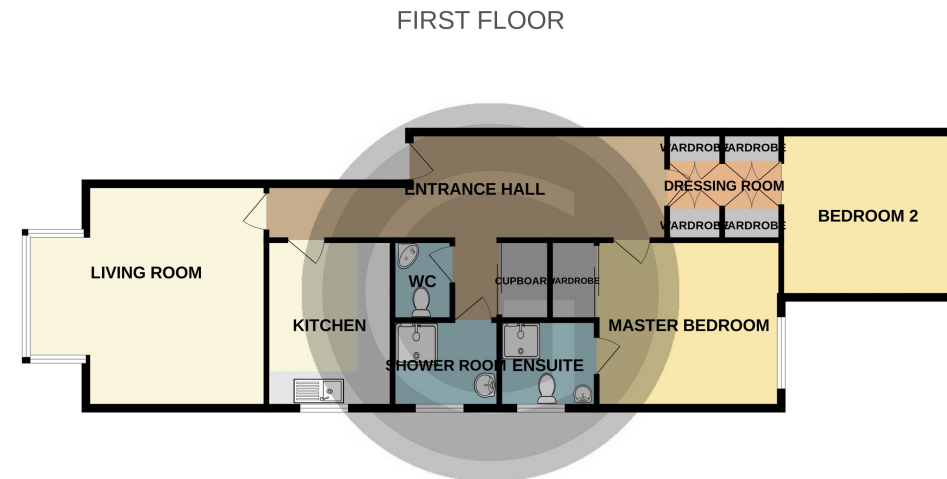
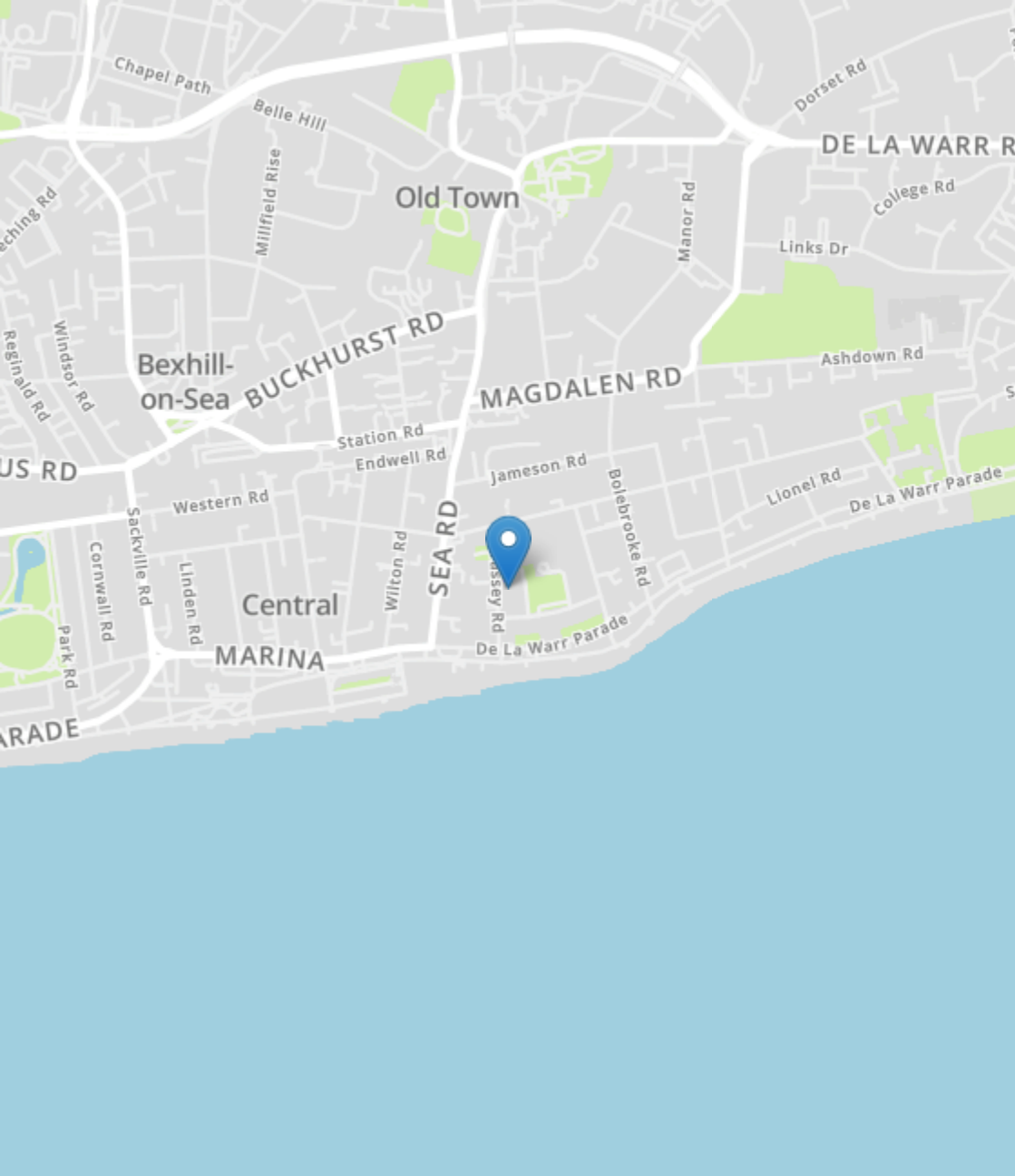
VIEWING ARRANGEMENTS

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 ©2020