

1 GAIL COURT, 1 GLYNE ASCENT, BEXHILL ON SEA, EAST SUSSEX TN40 2NX

OIEO £250,000 LEASEHOLD

Greystones
INDEPENDENT ESTATE AGENTS

ENTRANCE HALL
Double glazed door to the front with leaded light patterned insert leading into the entrance hall, coved ceiling, double glazed frosted window to the side, cupboard housing meters, door to cloakroom.

CLOAKROOM
Double glazed frosted window to the side, low level WC, vanity unit with inset wash hand basin having chrome central mixer tap over and tiled splash-back, coved ceiling, radiator.

LOUNGE
16' 9" x 12' 2" (5.11m x 3.71m) Double glazed window to the front, coved ceiling, feature fireplace with wooden mantle and surround having fitted electric coal effect fire, television point, radiator, laminate flooring leading through to the dining area.

DINING AREA
11' 3" x 7' 10" (3.43m x 2.39m) Double glazed window to the rear, coved ceiling, double radiator, laminate flooring, doorway through to the kitchen.

KITCHEN
11' 3" x 10' 5" (3.43m x 3.17m) Double glazed window and door to the rear with the latter giving access onto the rear garden, fitted kitchen comprising range of matching wall and base units with fitted drawers under and laminated work surfaces over incorporating inset 1.5 bowl stainless steel sink with single drainer and chrome central mixer tap over, inset four ring gas hob with tiled splash-back and extractor hood over, fitted eye level Zanussi oven and grill, space for tall fridge/freezer, space and plumbing for dishwasher, part tiled walls, coved ceiling.

BEDROOM 1
13' 8" x 8' 2" (4.17m x 2.49m) Double glazed window to the front, double fitted wardrobes with overhead storage, double radiator, carpet as fitted, door through to the Jack and Jill shower room.

BEDROOM 2
10' 9" x 7' 10" (3.28m x 2.39m) Double glazed window to the rear, radiator, carpet as fitted, door through to the Jack and Jill shower room.

JACK AND JILL SHOWER ROOM
Double glazed frosted windows to the side and rear, large walk-in shower cubicle with fitted rain style showerhead having further mixer spray attachment over, concealed low level WC, inset wash hand basin with chrome central mixer tap over and fitted cupboard below, chrome heated towel rails, inset downlights, tiled walls, laminate flooring, space for washing machine and tumble dryer.

AGENTS NOTES
Council Tax Band C

EPC Rating D

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.



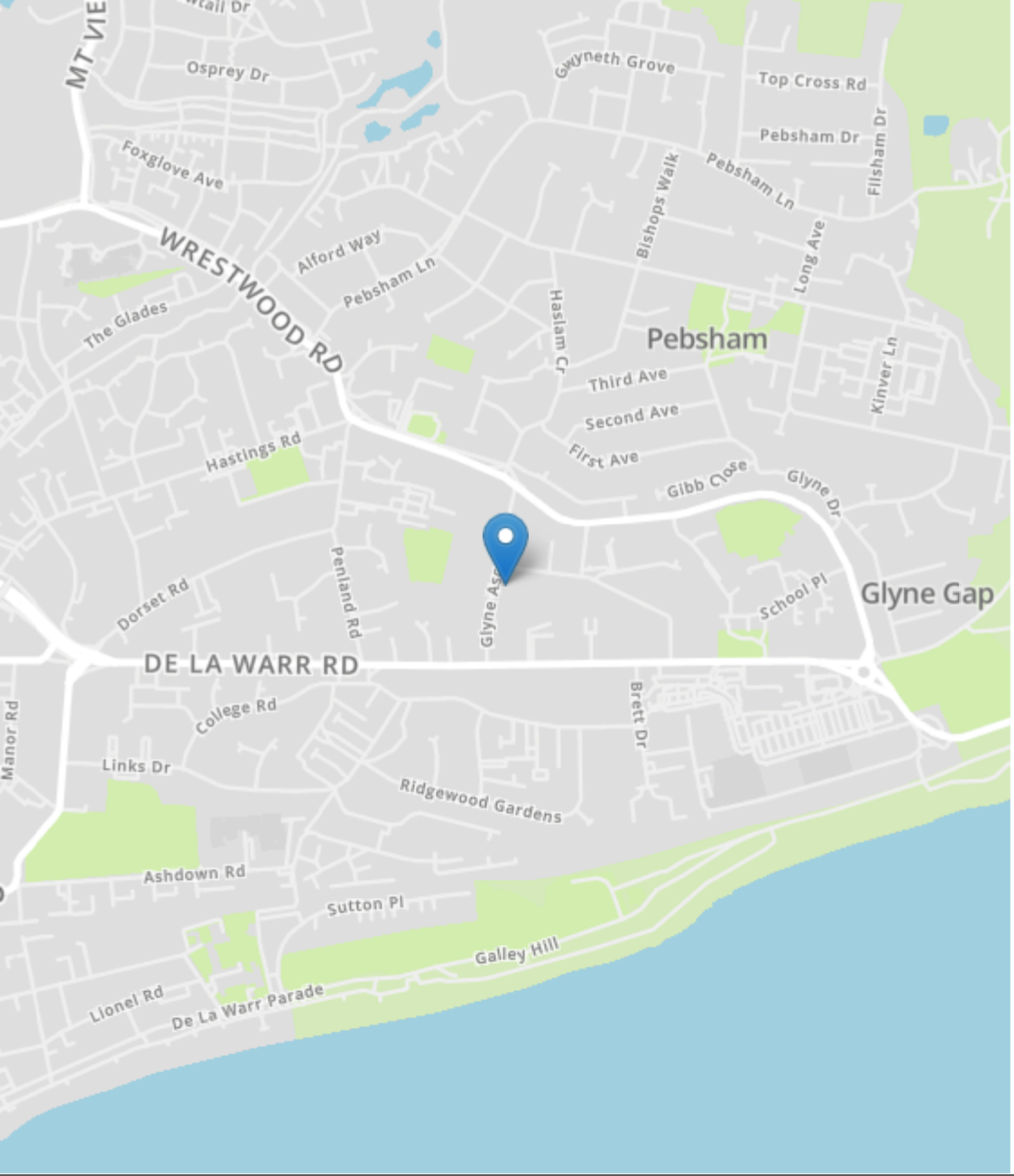




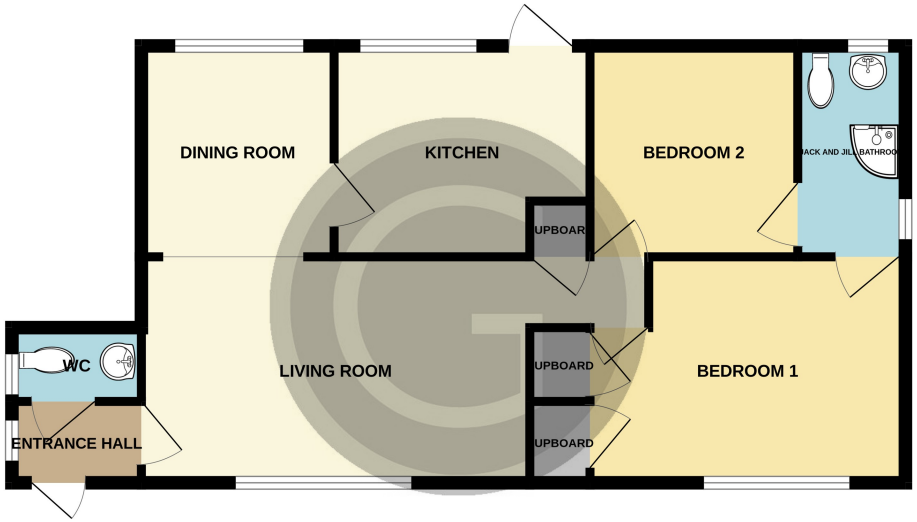








GROUND FLOOR



1 GAIL COURT

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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