



40 Sussex Road | Northumberland Heath, DA8 1JB



Guide Price £325,000 - £350,000

Freehold

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## Sussex Road, Northumberland Heath

Located on the popular modern "Authors Estate" development within close proximity to schools, shops and Barnehurst station is this well presented two double bedroom terraced home that should no doubt prove an ideal first time/investment purchase.

### Property Features

- Council Tax: C
- EPC Rating: C
- Chain free
- Two allocated parking spaces
- Well kept garden
- Two double bedrooms
- First floor bathroom
- Desirable location



## Interior

**Entrance Hall** Part double glazed entrance door. Radiator. Laminate flooring.

**Kitchen** 2.62m x 2m (8'7" x 6'7") Double glazed window to front. Range of wall and base units with work surfaces over. Single stainless steel sink unit with mixer tap. Tiled splash back. Integrated oven, gas hob and extractor to remain. Plumbed for washing machine. Space for fridge/freezer. Wall mounted boiler. Laminate flooring.

**Lounge** 4.27m x 3.89m (14' x 12'9") Double glazed sliding doors to garden. Under stairs storage cupboard. Radiator. Laminate flooring.

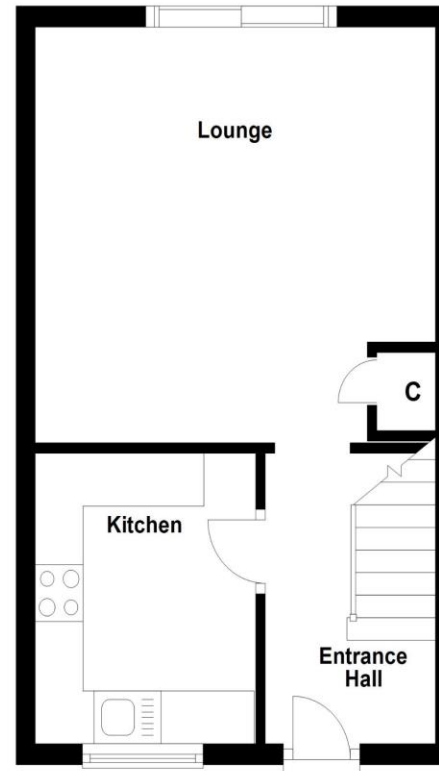
**Landing** Carpet.

**Bedroom 1** Double glazed window to rear. Radiator. Built in wardrobe. Laminate flooring.

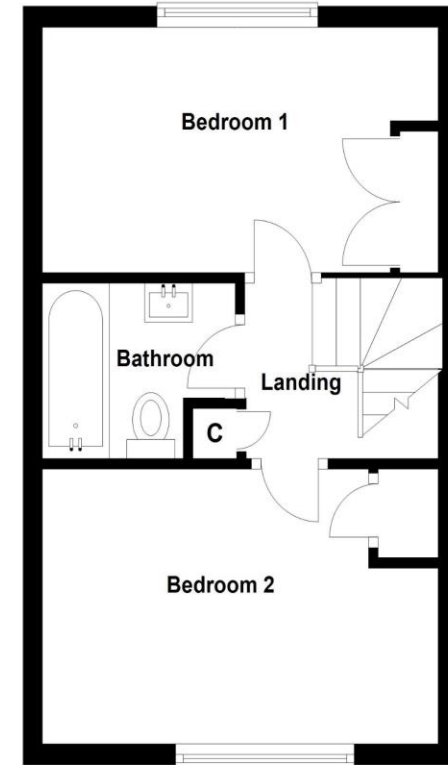
**Bedroom 2** Two double glazed windows to front. Radiator. Storage cupboard. Laminate flooring. Spot lights

**Bathroom** 2m x 1.83m (6'7" x 6') Three piece white suite comprising: Panelled bath with mixer tap and shower over, pedestal wash hand basin and low level wc. Radiator. Vinyl flooring.

Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser/ tenant. The services systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.  
Plan produced using PlanUp.





## Exterior

**Front Garden** Laid to lawn with tree. Paved path to entrance.

**Rear Garden** 12.2m x 4.2m (40' x 13'9") Decking. Mainly laid to lawn. Storage shed. Rear access(access subject to legal verification)

**Parking** Two allocated parking spaces (to be verified by vendors solicitors)

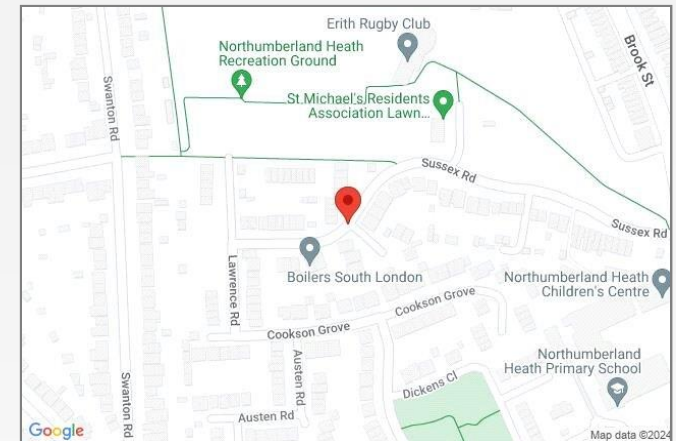
## Additional Information

Erith & Northumberland Heath are adjacent neighbourhoods enjoying close proximity to Bexley borough's main thoroughfare, Bexleyheath Broadway. Firmly residential, Northumberland Heath is a quiet enclave with some charming Victorian properties and a small village-like centre.

Erith is a larger town that has undergone rejuvenation in recent years, with a revamped town centre, a waterfront setting (home to London's longest pier) and an ambitious house building programme. Don't miss the annual Erith Riverside Festival.

## Property Location

Sussex Road, Northumberland Heath, DA8 1JB



**FOR MORE INFORMATION CONTACT US TODAY.**

01322 340000

Robinson Jackson  
226 Bexley Road,  
North' Heath,  
Kent, DA8 3HB

northumberlandheath@robinson-jackson.com

