

# Anthony Martin

Estate Agents



---

Sussex Road, Erith

£1,500

---





**Anthony Martin**  
Estate Agents

Midfield Parade, 9 Mayplace Road East, Bexleyheath, Kent, DA7 6NB

01322 557457

[barnhurst@anthonymartin.co.uk](mailto:barnhurst@anthonymartin.co.uk)

[www.anthonymartin.co.uk](http://www.anthonymartin.co.uk)

---

## Sussex Road, Erith

---

- Link Detached
- Lounge/Kitchen/Diner
- Area: 1,095 Sq.Ft
- EPC: TBC
- Close Barnehurst Train Station
- Three Bedrooms
- Ground Floor W/C
- Private Rear Garden
- Call Today
- Ideal Family Home Closer To Amenities

Anthony Martin Estate Agents are delighted to offer this newly decorated property in Erith located in a popular development. This detached and chain free spacious property boasts a wonderful location, it is close to schools, local amenities and also reputable local schools.

The ground floor accommodation comprises of a large lounge, a perfect space to kick back and relax of an evening after a hard working a day. A separate dining area for those who love to entertain. The kitchen is close by but for those looking for a more open plan design then the two rooms can be knocked through with relevant support and permission to offer a more modern layout. A conservatory is a great space for those looking for an outlook onto the garden.

The first floor offers three bedrooms and a family bathroom.

Off street parking, gas central heating, double glazing and a garage for additional storage space are also benefits of the home.





## Ground Floor

### Lounge

14'9 x 14'2 (4.50m x 4.32m)

### Dining Room

10'2 x 7'7 (3.10m x 2.31m)

### Kitchen

10'2 x 6'7 (3.10m x 2.01m)

### Conservatory

11'10 x 8'5 (3.61m x 2.57m)

### W/C

### Garage

## First Floor

### Bedroom 1

14'5 x 9'1 (4.39m x 2.77m)

### Bedroom 2

9'6 x 8'3 (2.90m x 2.51m)

### Bedroom 3

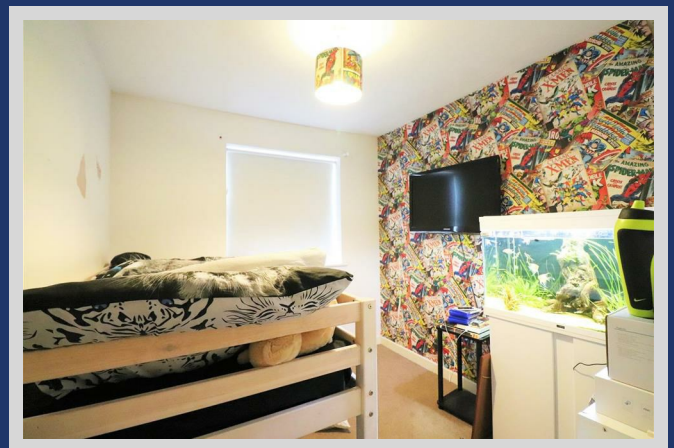
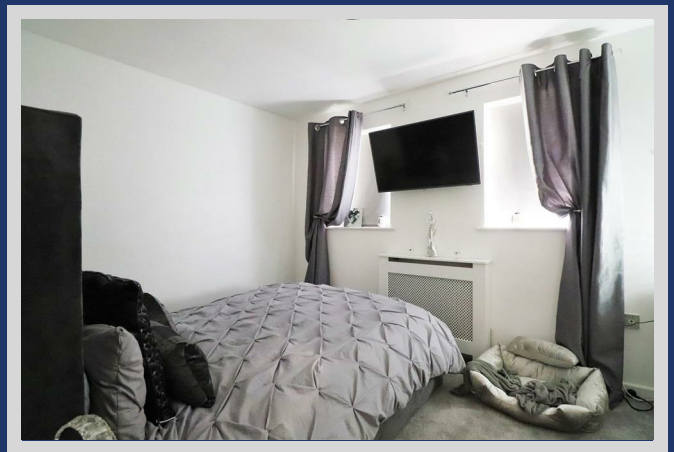
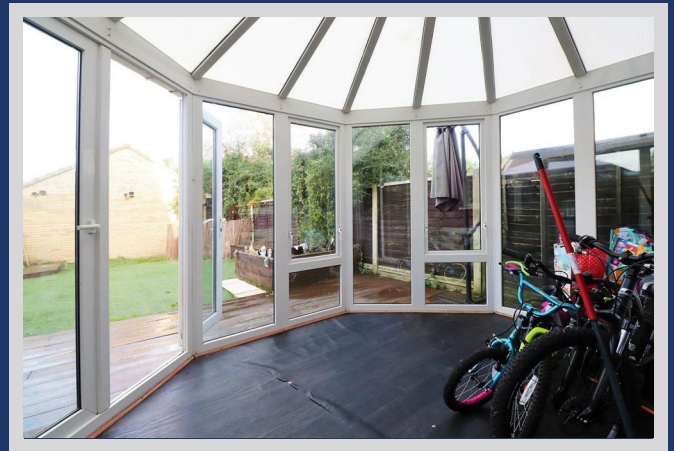
9'6 x 5'10 (2.90m x 1.78m)

### Bathroom

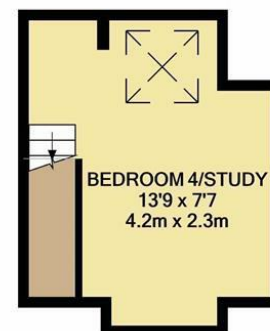
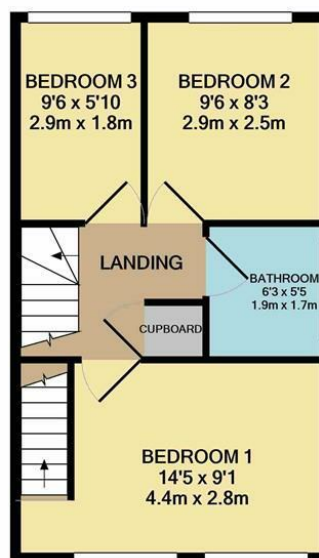
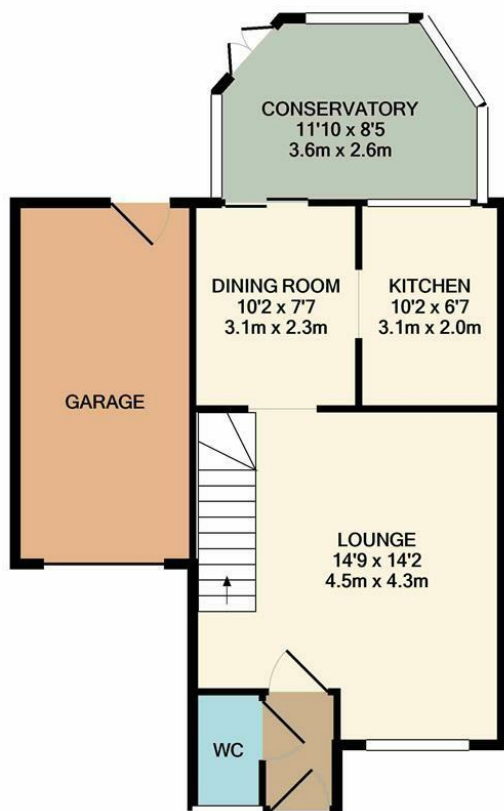
6'5 x 5'5 (1.96m x 1.65m)

### Study/ Addition loft space

13'9 x 7'7 (4.19m x 2.31m)







**TOTAL APPROX. FLOOR AREA 1095 SQ.FT. (101.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2019