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BURGESS & CO. 36a Grange Court Drive, Bexhill-On-Sea, TN39 4AY £395,000 Freehold
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****NEW BUILD**** Burgess & Co are delighted to bring to the market this deceptively spacious newly built & well designed detached house, situated in a sought after quiet residential area. Ideally located within close proximity to nearby shops, bus services, schools and Bexhill Town Centre is within two miles with its array of shopping facilities, restaurants, mainline railway station and seafront. The accommodation comprises an entrance hall, a living room, a modern kitchen/diner with integrated appliances, and a downstairs cloakroom. To the first floor there are three bedrooms, one with an en-suite shower room, a family bathroom and to the top floor there is the main bedroom with walk-in dressing room and en-suite shower room. Benefits include double glazing, gas central heating, ample off road parking, EV car charging point, an enclosed rear garden and a 10 year Protek new build warranty. Viewing is considered essential to truly appreciate all this property has to offer.

Entrance Hall

With radiator, LVT wood effect flooring, understairs storage housing wall mounted boiler, stairs to First Floor.

Downstairs Cloakroom

5'2 x 3'6
Comprising low level w.c, wash hand basin, heated towel rail, double glazed frosted window to the front.

Living Room

14'7 x 13'6
With radiator, double glazed window to the front.

Kitchen/Diner

21'8 x 12'5
Newly fitted range of matching wall & base units, worksurface with inset sink unit, electric hob with extractor hood over, integrated eye level Bosch oven, integrated washing machine, integrated dishwasher, integrated fridge/freezer, breakfast bar, space for table & chairs, LVT wood effect flooring, inset ceiling spotlights, double glazed window to the rear, double glazed bi-fold doors opening to the rear garden.

First Floor Landing

Stairs to second floor.

Bedroom Two

16'5 x 13'7
With radiator, double glazed window to the rear. Door to

En-suite Shower Room

9'6 x 4'3
Comprising walk-in shower, vanity unit with inset wash hand basin, low level w.c, heated towel radiator, double glazed frosted window to the side.

Bedroom Three

13'0 x 10'1
With radiator, double glazed window to the front.

Bedroom Four

11'8 x 7'6
With radiator, double glazed window to the front.

Family Bathroom

9'5 x 5'2
Comprising panelled bath with shower over, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, LED mirror, double glazed frosted window to the front.

Second Floor

Bedroom One

15'6 x 14'3
With two radiators, eaves storage, three double glazed Velux windows. Door to Dressing Room area with further eaves storage. Door to

En-suite Shower Room

7'0 x 5'2
Comprising walk-in shower, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, double glazed Velux window.

Outside

To the front there is a driveway providing ample off road parking, EV car charging point and access to both sides. To the rear there is an area of patio, an area of lawn, gated side access, being enclosed by fencing (currently in the process of being completed).

NB

This is a brand new property and will come with a 10 year Protek home builders warranty. Council tax band: TBC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

