

**RUSH
WITT &
WILSON**



**21 Grange Court Drive, Bexhill-On-Sea, East Sussex TN39 4AX
£325,000**

A very spacious three bedroom semi-detached bungalow with garage, gas central heating system, double glazed windows and doors, kitchen/breakfast room, two further reception rooms, dining hall, private front and southerly facing rear garden, converted attic space, off road parking, viewing comes highly recommended by RWW. Council Tax Band C.



Entrance Hall

Entrance hall with entrance door, single radiator.

Dining Hall

10'5" x 14'0" (3.19 x 4.28)

Window to the rear elevation, under stairs storage cupboard, double radiator.

Kitchen/Breakfast Room

15'8" x 12'5" (4.80 x 3.81)

Double radiator, fitted kitchen comprising a range of matching wall and base units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for dishwasher, plumbing for washing machine, range master style cooker with gas hob and electric ovens, brushed stainless steel splashbacks, matching extractor canopy and light, window to the side, space for fridge/freezer, breakfast bar, under counter lighting.

Living Room

11'3" x 12'6" (3.43 x 3.83)

Patio doors to the rear, window to the side elevation, covered radiator.

Bedroom One

10'9" x 10'7" (3.30 x 3.23)

Window to the front elevation, single radiator, Victorian style fireplace with tiled insert and cast iron surround.

Bedroom Two

12'6" x 8'5" (3.82 x 2.58)

Bay window to the front elevation, double radiator.

Bathroom

Suite comprising panelled bath, wall mounted electric shower unit, controls and showerhead, wc with low level flush, pedestal mounted wash hand basin, heated towel rail, half height wall tiling, obscured glass window to the side elevation.

First Floor Landing**Bedroom Three**

12'9" x 8'6" (3.89 x 2.61)

Velux window to the southerly elevation, access to eaves storage space.

Outside**Front Garden**

Mainly designed with off road parking in mind.

Single Garage

With up and over door, power and light.

Rear Garden

Southerly elevation, extensive in size, mainly laid to lawn with decked area, patio area, enclosed to all sides with fencing offering privacy and seclusion, outside water tap, side access is available, ornamental fishpond, composting area to rear, metal shed, the garden is well stocked with a whole host of different plants, shrubs and trees.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

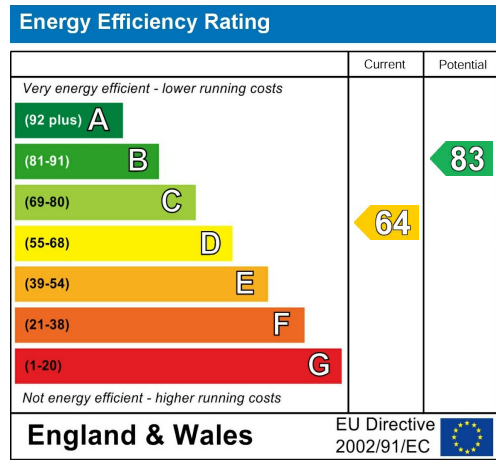
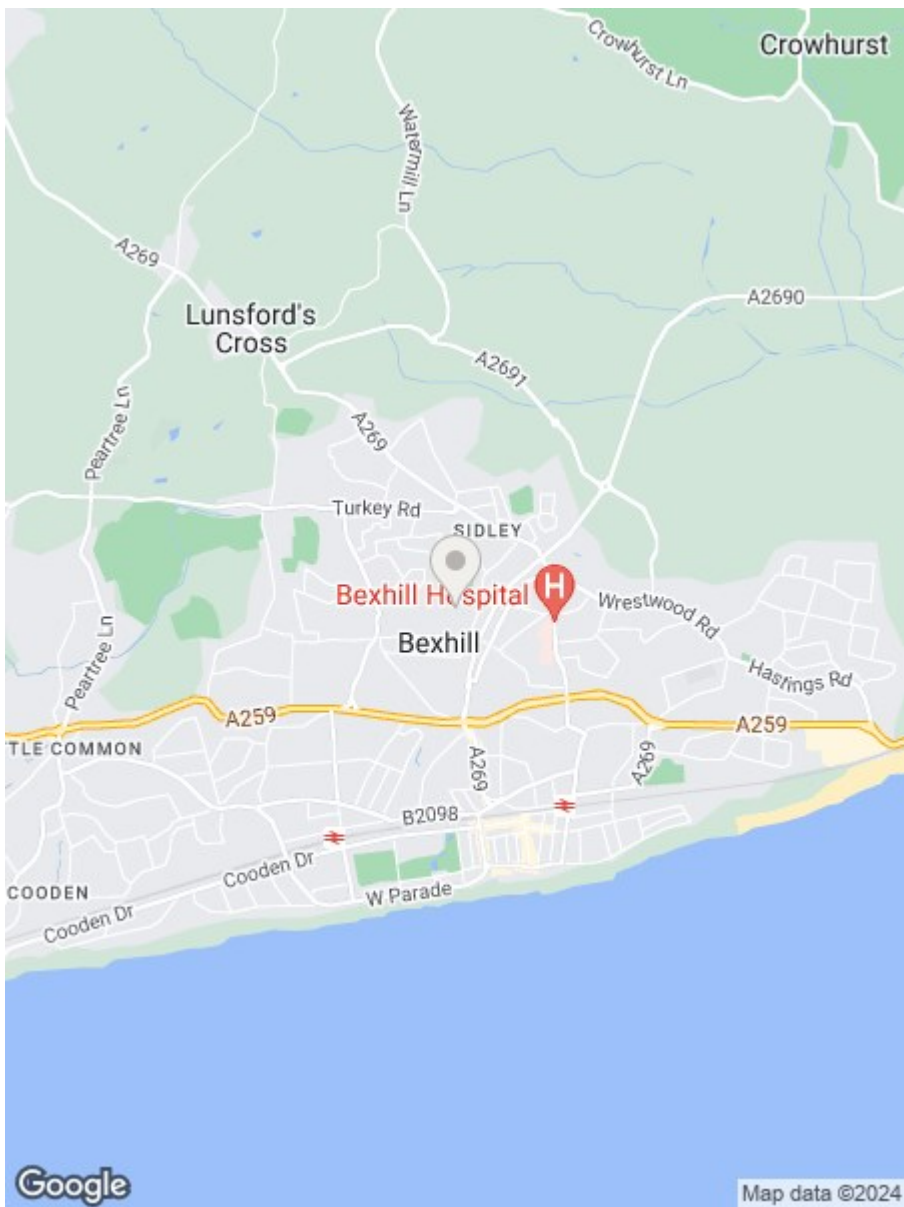




TOTAL FLOOR AREA : 1228 sq.ft. (114.1 sq.m.) approx.

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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