

RUSH
WITT &
WILSON



75 Grange Court Drive, Bexhill-On-Sea, East Sussex TN39 4AZ
Offers In Excess Of £320,000 Freehold

A well presented three bedroom semi-detached bungalow situated in this most sought after residential location of Bexhill. Offering bright and spacious accommodation throughout, the property comprises living room, three double bedrooms, modern fitted kitchen and shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a stunning private, front and rear gardens which are beautifully established. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Hallway

Entrance door, radiator, storage cupboard with additional storage above, access to loft via loft hatch.

Living Room

11'11 x 11'10 (3.63m x 3.61m)

Double glazed window to the front elevation, double radiator.

Kitchen

9'3 x 7'11 (2.82m x 2.41m)

Modern fitted kitchen with matching wall and base level units with laminate straight edge wood effect worktop surfaces, butler sink with drainer and mixer tap, space for free standing cooker, space for under counter fridge and freezer, space and plumbing for washing machine, extractor canopy and tiled splashbacks, double glazed window to the side elevation with additional obscure glass panel door being accessed to the side, tiled walls, gas central heating boiler and pantry cupboard.

Bedroom One

19'8 x 11'10 (5.99m x 3.61m)

Double glazed windows to the rear elevation overlooking the rear garden, radiator.

Bedroom Two/Dining Room

12'10 x 12'5 (3.91m x 3.78m)

Double glazed bay and French doors giving access and overlooking the rear garden, fireplace, double radiator.

Bedroom Three

11' x 9'5 (3.35m x 2.87m)

Double glazed window to the front elevation, radiator.

Shower Room

Modern suite comprising wc with low level flush, vanity unit, wash hand basin with mixer tap, large walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, chrome heated towel rail, obscure double glazed window to the side, tiled walls, tiled flooring.

Outside**Front Garden**

Beautifully maintained private front garden.

Rear Garden

Mainly laid to lawn and well established with various plants, shrubs and trees and being enclosed to all sides by fencing, timber framed summerhouse, patio area suitable for alfresco dining, side access is available.

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.

Council Tax Band – C

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



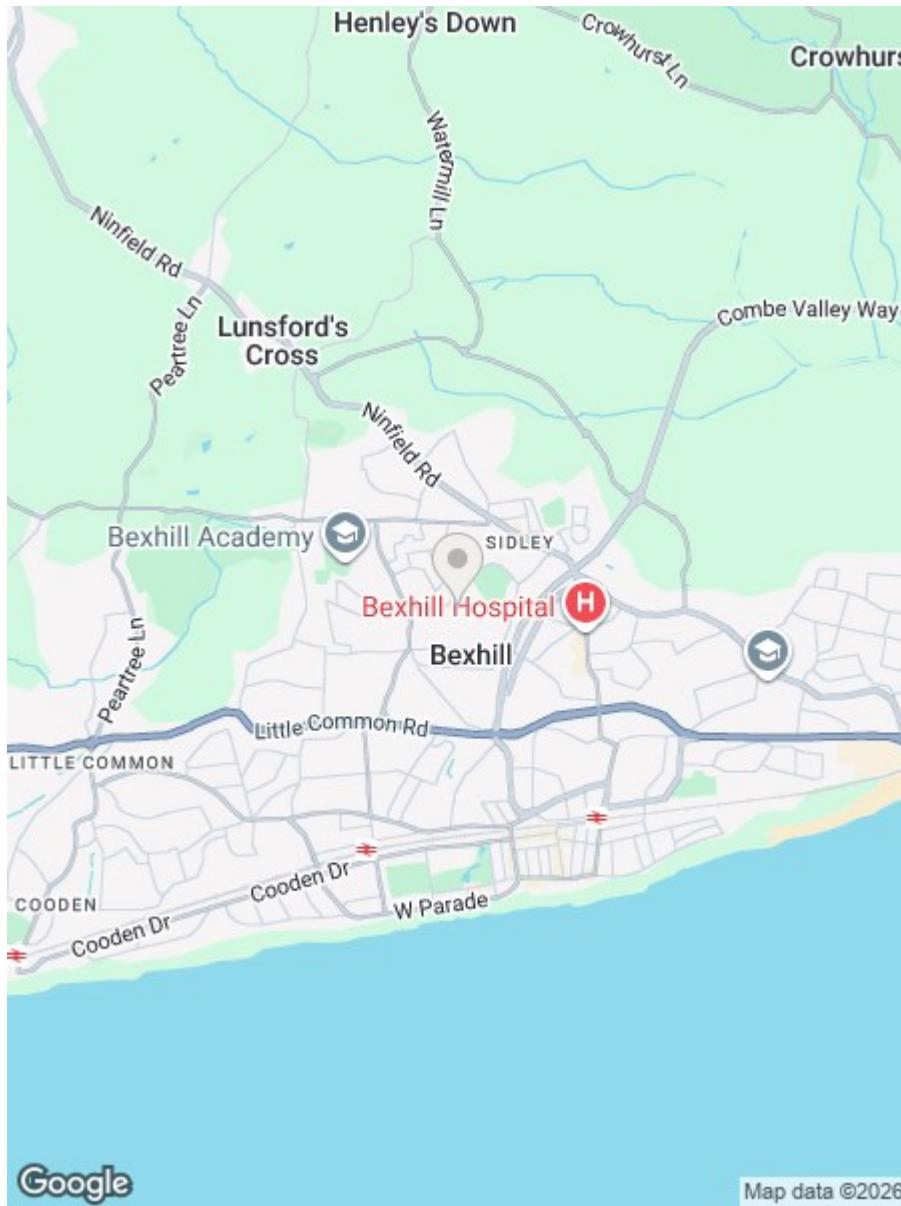
GROUND FLOOR
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA: 733 sq.ft. (68.1 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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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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