36 Grange Court Drive, Bexhill-On-Sea, East Sussex TN39 4AY
£350,000

An opportunity to acquire this three bedroom semi-detached house on this generous plot in need of modernisation throughout. Potential building plot to the side or large extension extension subject to PP. Offering bright and spacious accommodation, the property comprises a bay fronted lounge, kitchen, separate dining room, three bedrooms, family bathroom and a covered side porch with two store rooms and wc. Other internal benefits include gas central heating to radiators and double glazed windows. Externally the property boasts a generous plot with large front garden, driveway, and a generous sized rear garden with extra width. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill to appreciate the potential in this semi-detached house in this sought after, quiet location. Council Tax Band C.

Entrance Hall
Obscured double glazed front door leading to the entrance hall, double glazed window to the side elevation, radiator, stairs leading to the first floor, storage/services cupboard housing the electric meter, gas meter and electric fuse box.

Lounge
16'2" x 12'3" (4.94 x 3.74)
Double glazed bay window to the front elevation, radiator, fitted fireplace with electric fire.

Kitchen
8'6" x 8'2" (2.61 x 2.50)
Double glazed window to the rear elevation, radiator, large walk in larder with fitted shelving and obscured single glazed internal window, internal door leading to side porch, fitted kitchen with wall and base level units with laminate rolled edge worktop surfaces, stainless steel single sink with drainer, space for freestanding cooker, plumbing space for washing machine, alcove with space for freestanding fridge/freezer, part tiled walls.

Dining Room
10'6" x 9'10" (3.21 x 3.01)
Double glazed window to the rear elevation overlooking the rear garden, radiator, airing cupboard housing the hot water cylinder with slatted shelving.

Side Porch
Timber stable style door with glass panel to the front elevation, obscured glass panelled door to the rear elevation giving covered access to the rear garden, doors with access into two large store rooms and a toilet.

Store Room One
5'2" x 4'3" (1.58 x 1.32)
Single glazed window to the front elevation, fitted shelving, fitted workbench with drawer unit.

Store Room Two
2'10" x 5'2" (0.88 x 1.58)
Fitted shelving.

WC
Obscured single glazed window to the rear elevation, low level wc.

First Floor Landing
Obscured double glazed window to the side elevation, access to loft space.

Bedroom One
11'10" x 10'11" (3.62 x 3.34)
Double glazed window to the front elevation with partial sea views, built in wardrobe/storage cupboard with hanging space and shelving.

Bedroom Two
11'4" x 10'11" (3.47 x 3.33)
Double glazed windows to the rear elevation, large storage cupboard housing the gas central heating boiler.

Bedroom Three
8'11" x 7'8" (2.72 x 2.34)
Double glazed window to the front elevation.

Bathroom
Obscured double glazed window to the rear elevation, radiator, wc with high level flush, panelled enclosed bath, wall mounted wash hand basin with tiled splashback, wall mounted electric heater, large storage cupboard with fitted shelving, part tiled walls.

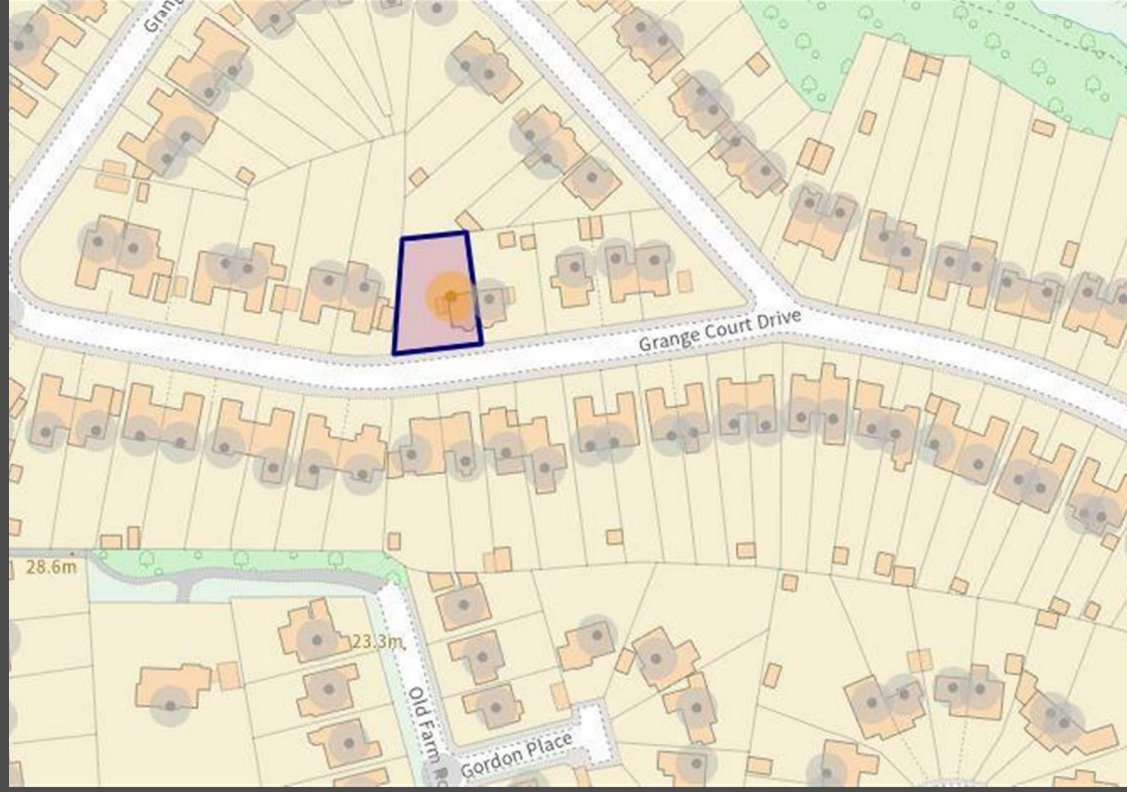
Outside

Front Garden
With mature plants and shrubs, gated driveway providing off road parking.

Front/Side Garden
Mainly laid to lawn with plants, shrubs and hedging, gated and covered access leading down to the rear.

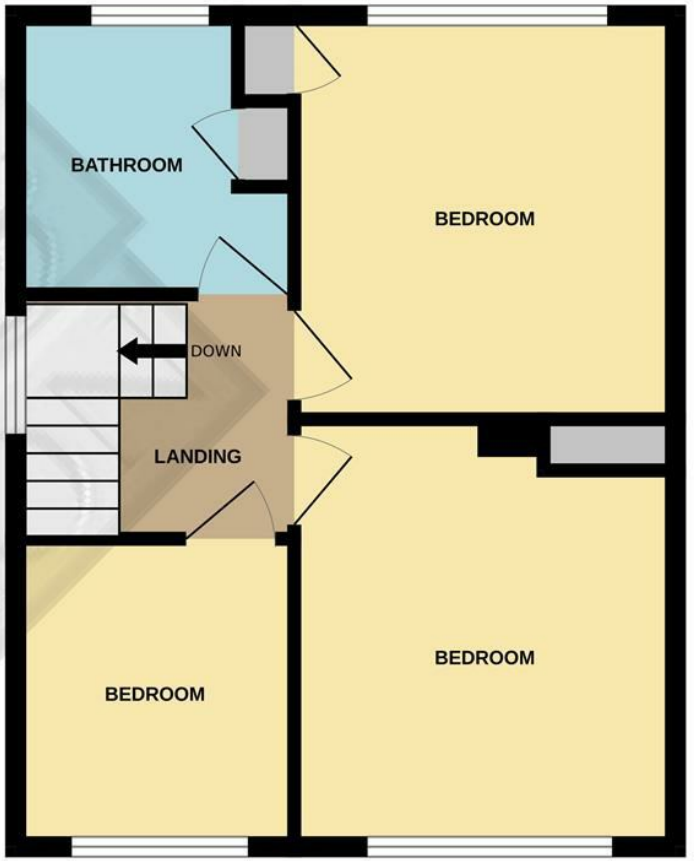
Rear Garden
Very generous wide plot, with mature plants, shrubs and hedge boarders, timber garden shed, covered access and gated access leading back to the front of the property.

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.


Grange Court Drive
28.6m
23.3m
Old Farm
Gordon Place

GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.

1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 958 sq.ft. (89.0 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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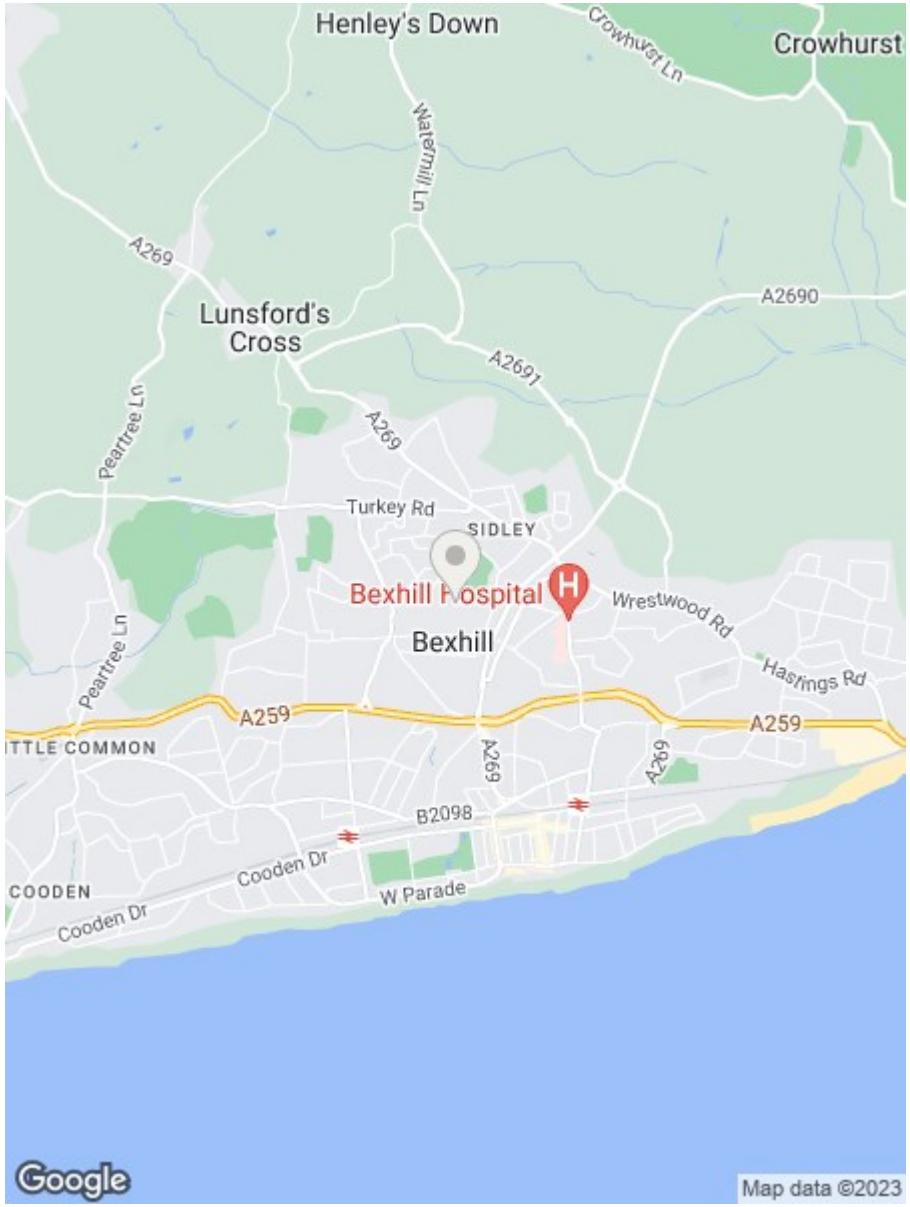

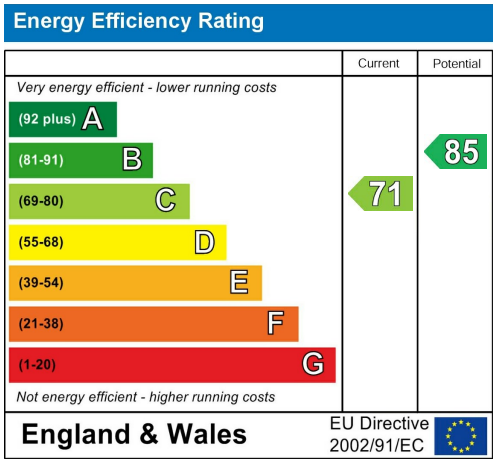

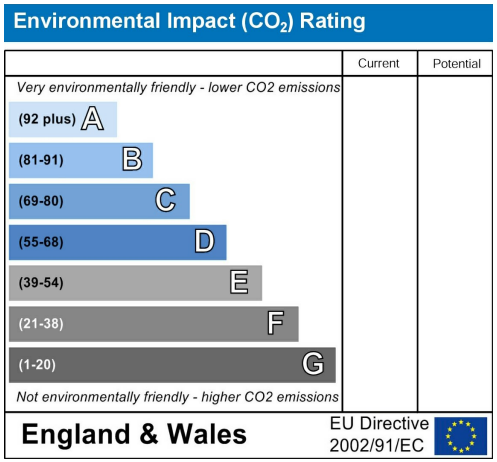

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