

**RUSH  
WITT &  
WILSON**



**57 Grange Court Drive, Bexhill-On-Sea, East Sussex TN39 4AY  
£335,000**

**An opportunity to acquire this exceptionally well presented two bedroom semi detached bungalow ideally located in this quiet cul-de-sac location. Offering bright and spacious accommodation throughout, the property comprises a fitted kitchen/breakfast room, lounge/diner, two double bedrooms, family bathroom, large hallway and a side porch/lean-to. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the rear of the property boasts a stunning southerly facing garden approximately 100ft in length, whilst to the front, there is a paved driveway providing off road parking for multiple vehicles. Conveniently situated within close proximity to local parks, amenities and schools, viewing comes highly recommended by RWW Bexhill to appreciate this spacious bungalow in this popular location.**



**Entrance Hallway**

Two double radiators, wood flooring, window and door to side elevation, additional single radiator with cloaks area for coats and shoes, access to roof space.

**Living Room**

22'6 x 11'8 (6.86m x 3.56m )

Wood flooring, double radiator, patio doors overlook and lead out on the patio area and rear garden.

**Kitchen/Breakfast Room**

13'5 x 10'10 (4.09m x 3.30m )

Contemporary kitchen comprising a range of base and wall units with woodblock worktops, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, built-in double oven with grill, gas hob with extractor canopy and light, tiled splash-back, concealed lighting, double radiator, integrated fridge/freezer, tiled floor, French doors lead out onto the rear patio area.

**Bedroom One**

16'9 x 11'5 (5.11m x 3.48m )

Window to front and side elevations, double radiator.

**Bedroom Two**

11'7 x 11'1 (3.53m x 3.38m )

Window to front elevation, double radiator.

**Bathroom**

Modern suite comprising inset bath with light and shower attachment, tiled splash-backs, wall mounted wash hand basin with vanity unit and drawers beneath and mirror, chrome heated towel rail, w.c. with low level flush and built-in linen cupboard.

**Outside****Front Garden**

Mainly laid to shrubbery, side access to the property, outside welcoming light, off road parking for two vehicles, paved driveway.

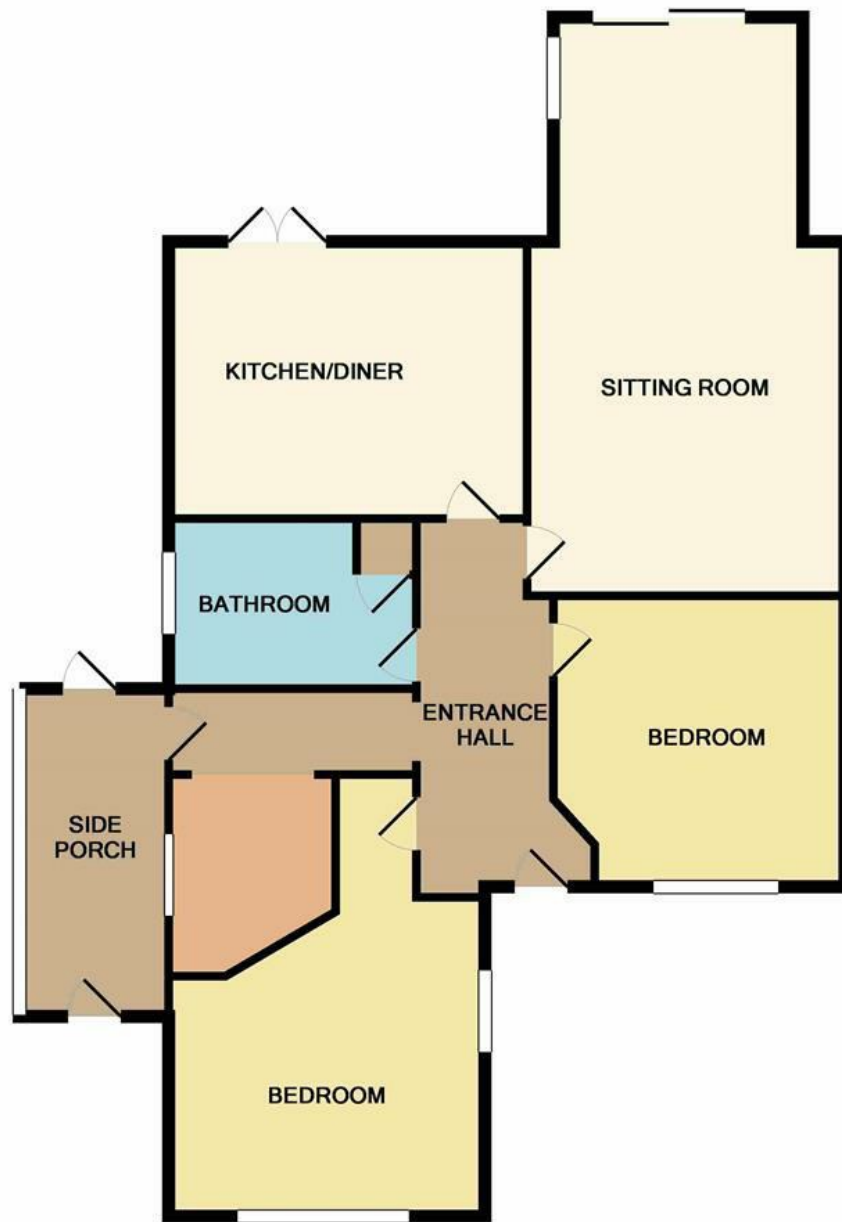
**Rear Garden**

Southerly facing and measures approximately 100 feet in length, beautifully arranged with a whole host of mature shrubbery to all sides offering privacy and seclusion and fencing, patio area for alfresco dining, outside courtesy light. Outside tap and rear access. The garden is predominately mainly laid to lawn.

**Agents Note**

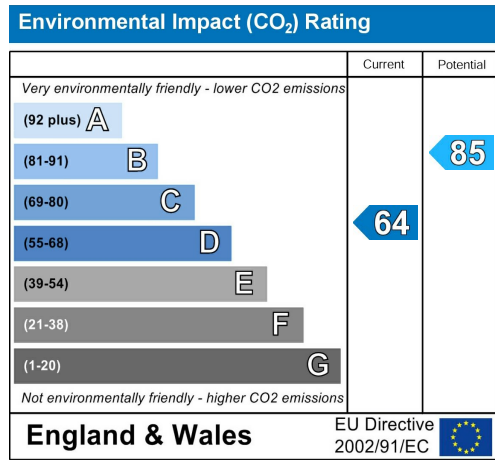
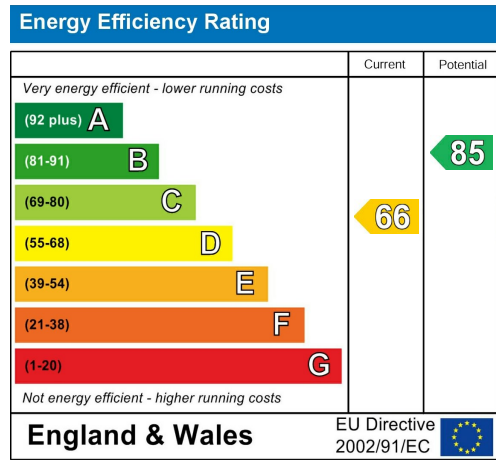
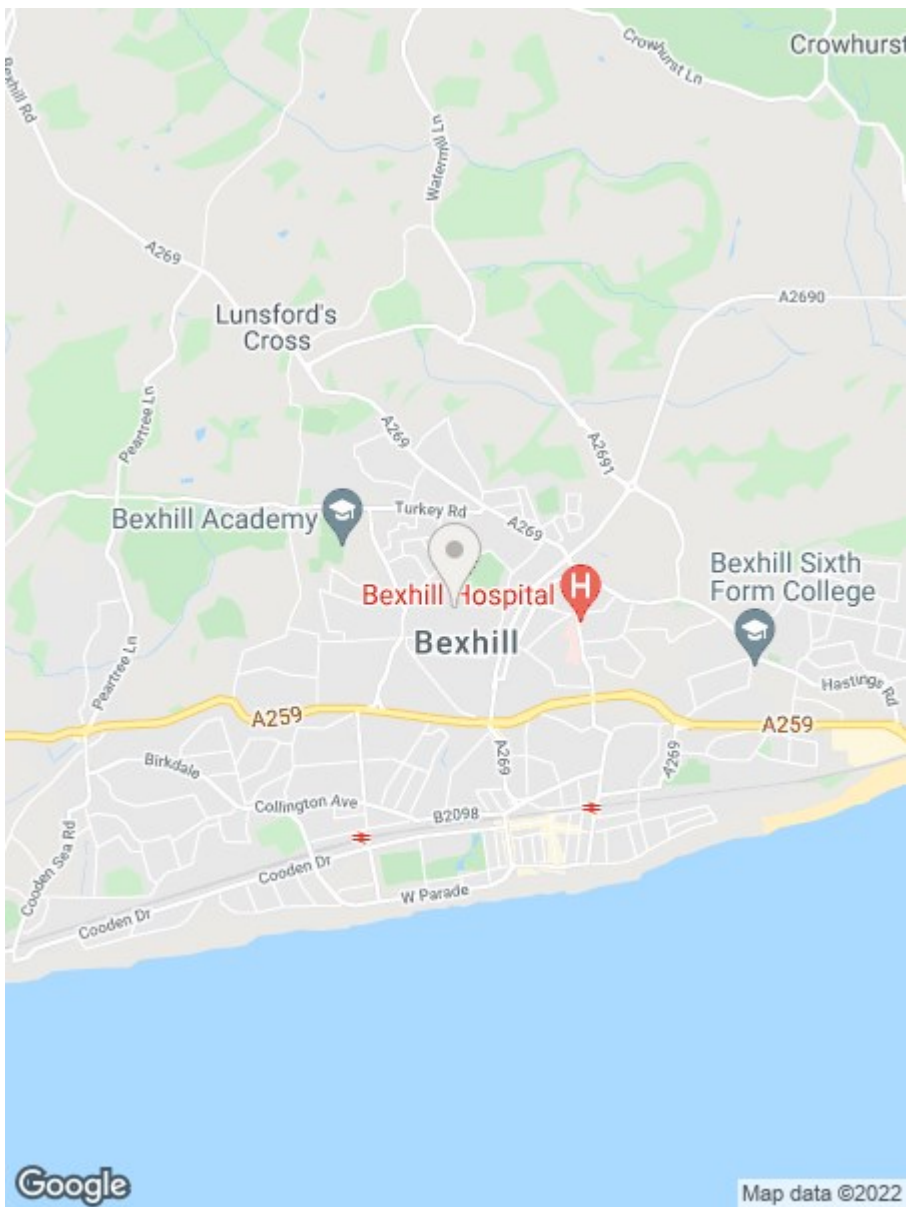
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 902 SQ.FT. (83.8 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.  
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