

**RUSH
WITT &
WILSON**



**60 Grange Court Drive, Bexhill-On-Sea, East Sussex TN39 4AZ
£285,000**

An exceptionally well presented two/ three bedroom semi-detached bungalow, one/ two reception rooms, gas central heating system, upvc double glazed windows and doors, single garage, private and extensive front and rear gardens, lapsed planning for loft conversion. Viewing highly recommended by Rush Wish & Wilson sole agents.



Entrance Hallway

Entrance door, oak effect flooring, double radiator, access to loft space.

Sitting Room

12'4 x 11'8 (3.76m x 3.56m)

Double Glazed patio doors with access to rear elevation, double radiator, oak effect flooring, feature fireplace with real flame gas fire.

Dining Room/Bedroom Three

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

Window overlooking the rear elevation over the private rear gardens, single radiator.

Kitchen

10'2 x 8'10 (3.10m x 2.69m)

Door and window to side elevation, built-in larder cupboard. Fitted kitchen comprising a range of white fronted base wall and units with laminated roll edge work tops, single drainer sink unit with mixer tap, plumbing for washing machine, gas hob with fitted oven and grill and extractor canopy and light over. Part tiled walls, space for fridge/freezer, tiled floor.

Bedroom One

11'11 x 11'8 (3.63m x 3.56m)

Window to front elevation, double radiator.

Bedroom Two

10'11 x 9'4 (3.33m x 2.84m)

Window to front elevation, single radiator.

Bathroom

Side aspect obscured double glazed window, radiator, white bathroom suite comprising low level wc, panelled enclosed bath with mixer tap and shower attachment, wall mounted electric power shower, vanity unit with wash hand basin with mixer taps, part tiled walls, extractor fan.

Outside**Front Garden**

Mainly laid to lawn with beautifully kept well stocked shrub and flower beds, small tree, side access and pathway leading to front entrance door and off road parking on the driveway with access to single garage.

Single Garage

Powered remote metal up and over door, power, light and personal door to rear.

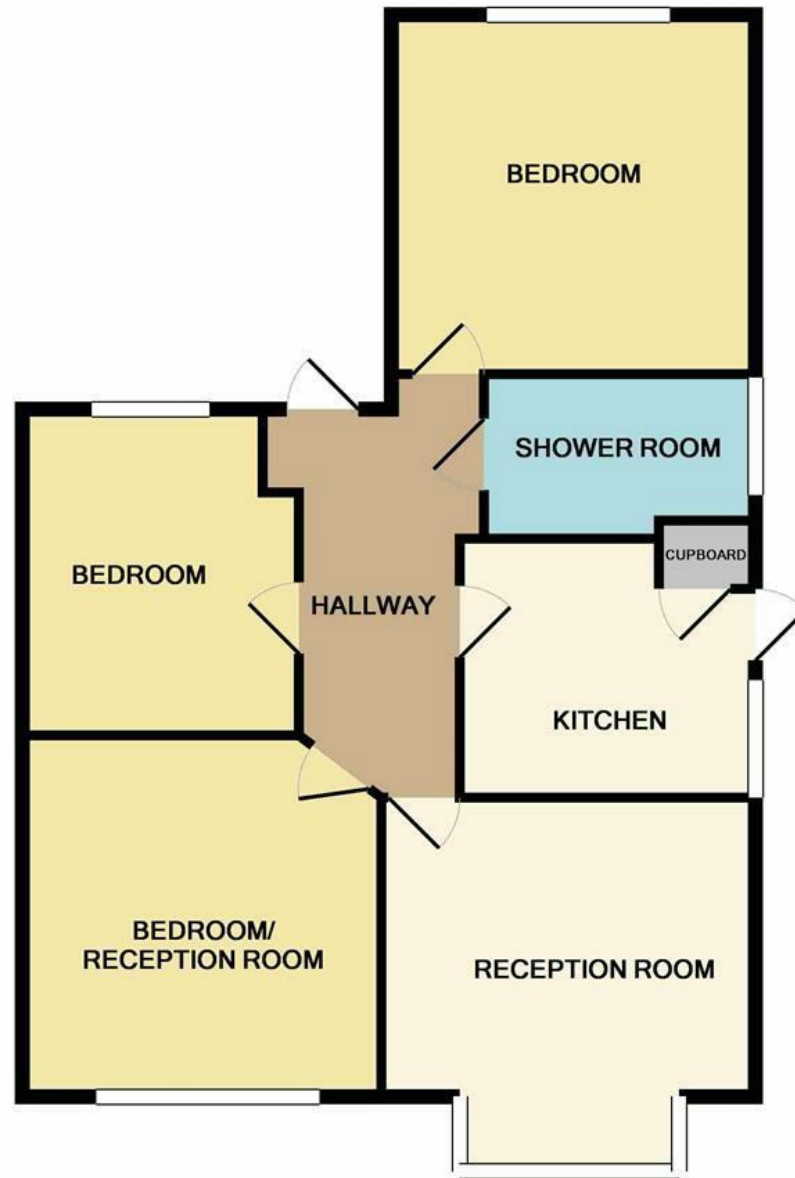
Rear Garden

South facing rear garden with raised rear timber decking area, partly laid to lawn with a shingle laid pathway leading through to the second part of the garden which is mainly shingle laid with sun patio, extensive and mature plant, shrub and hedge borders, boarded by panel enclosed fencing.

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

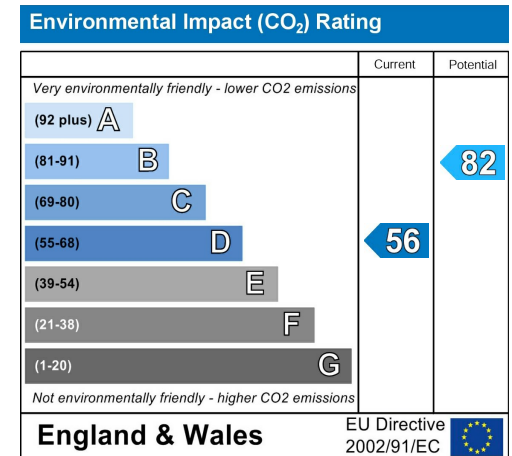
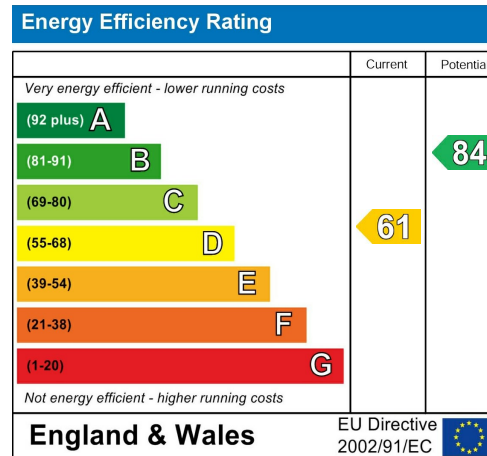




TOTAL APPROX. FLOOR AREA 708 SQ.FT. (65.8 SQ.M.)

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, 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

Made with Metropix ©2017



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**