

**RUSH  
WITT &  
WILSON**



**58 Grange Court Drive, Bexhill-On-Sea, East Sussex TN39 4AZ  
Offers In Excess Of £325,000 Freehold**

**A beautifully presented three bedroom semi-detached bungalow with accommodation comprising modern kitchen, living room, upvc double glazed conservatory and modern shower room. Other benefits include gas central heating system and double glazed windows and doors. Outside of the property there is off road parking, garage and private front and rear gardens. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



**Entrance Hall**

Entrance door, double radiator, access to the roof space.

**Living Room**

14'x 11'10 (4.27mx 3.61m)

Bay window to the front elevation, window to side, double radiator.

**Kitchen**

10' x 9'4 (3.05m x 2.84m )

Window and door to the side elevation, larder cupboard with obscure glass window to the side. Modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, electric hob with extractor canopy and light, integrated oven and grill, plumbing for washing machine, cupboard housing the gas central heating and domestic hot water boiler, tiled splashbacks.

**Bedroom One**

12'8 x 10' (3.86m x 3.05m )

Window to the rear elevation, double radiator.

**Bedroom Two**

10'9 x 9'4 (3.28m x 2.84m )

Double radiator, window to the front elevation.

**Bedroom Three**

12'7 x 11'11 (3.84m x 3.63m)

Double radiator.

**Conservatory**

13'1 x 9'6 (3.99m x 2.90m)

Upvc double glazed construction, two electric radiators, Karndean flooring and it overlooks the rear elevation.

**Bathroom**

Modern suite comprising walk-in shower with chrome controls, rainfall showerhead and shower attachment all finished in chrome with sliding door. Wc with low level flush, wall mounted wash hand basin with vanity unit beneath, heated chrome towel rail, tiled walls, obscure glass window to the side elevation.

**Outside****Front Garden**

Mainly laid to lawn with pathway to front entrance, dwarf

walls enclose the garden, side access to the rear, off road parking available which leads to:

**Detached Garage**

Windows to the side and rear elevations, personal door to side, power and lighting and up and over metal door to the front.

**Rear Garden**

The garden is extensive in size and is mainly laid to lawn and enclosed to both sides with mature shrubbery, plants and hedging of various kinds offering privacy and seclusion and behind the hedging is fencing which offers security and privacy. There is also a timber framed shed, outside water tap and patio area for alfresco dining

**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.

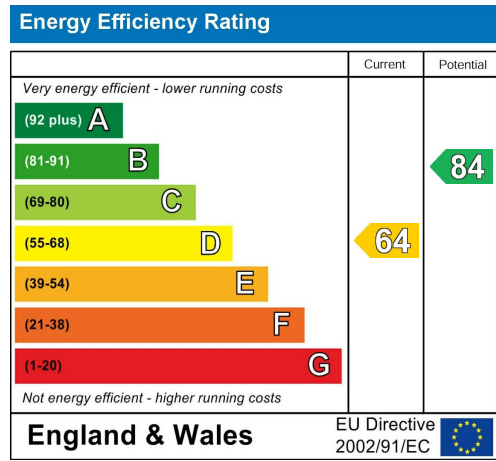
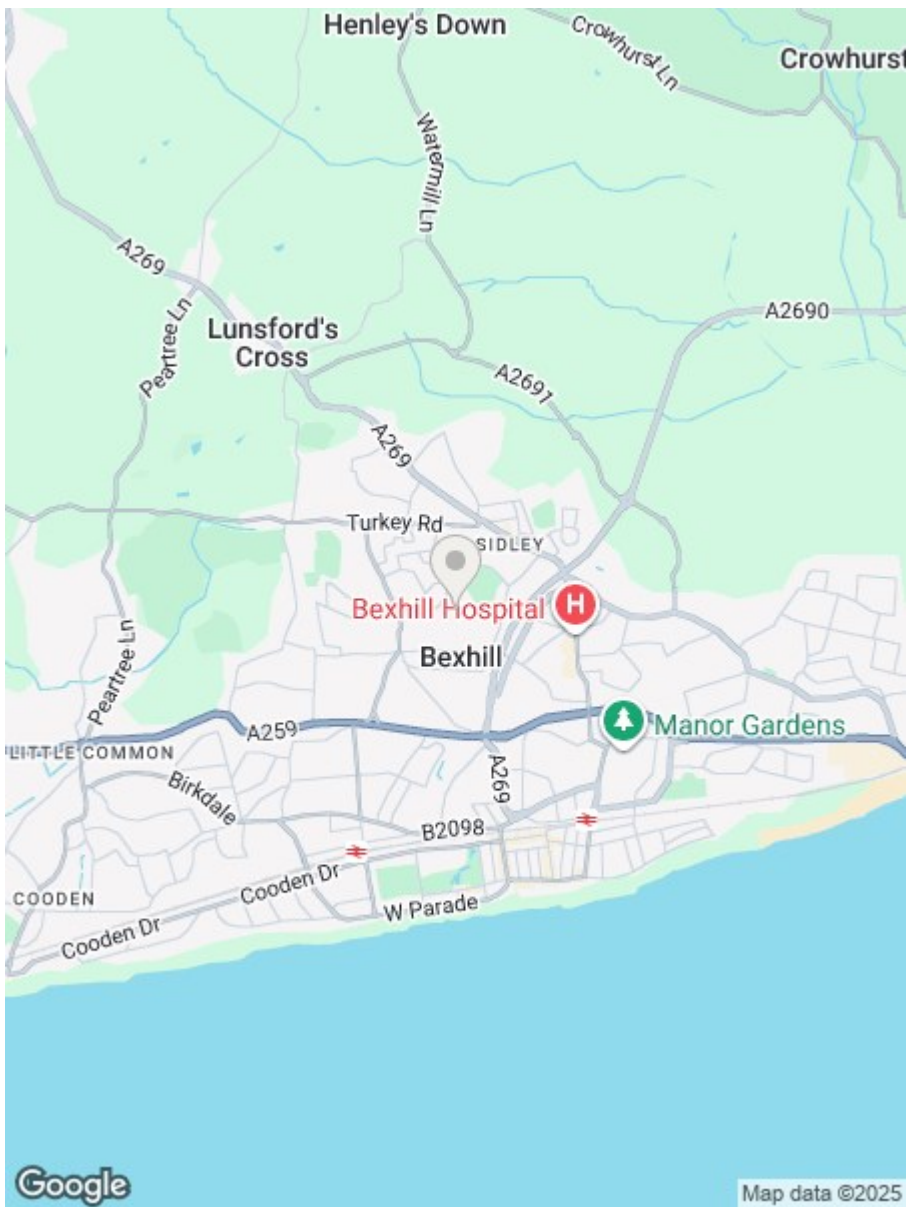


GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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