

**RUSH
WITT &
WILSON**



**36a Grange Court Drive, Bexhill on Sea, East Sussex TN39 4AY
£395,000**

An incredibly spacious and bright brand new four bedroom detached house. Ground floor accommodation provides a stunning kitchen/breakfast living area, additional living room and downstairs cloakroom. On the first floor there are three bedrooms, one with an en-suite and a further family bathroom. On the second floor there is a master suite with walk-in dressing room and a further en-suite. Other benefits include gas central heating system, double glazed windows and doors and a 10 year builder guarantee. There is also off road parking for several vehicles and a private front and rear garden. Viewing comes highly recommended by Rush Witt & Wilson.



Entrance Hall

Entrance door opening to entrance hall with understairs storage cupboard, double radiator.

Cloakroom/WC

Low level flush, heated towel rail, wash hand basin, obscure glass window to front elevation, understairs storage cupboard, boiler cupboard with gas central heating and domestic hot water boiler.

Living Room

13'7 x 14'7 (4.14m x 4.45m)

Window to front elevation, double radiator.

Kitchen/Breakfast Room

21'9 x 12'11 (6.63m x 3.94m)

Vertical radiator and beautifully fitted kitchen comprising a range of base and wall units with laminate marble effect worktops, bi-fold doors to the rear garden and additional window, breakfast bar area, integrated fridge/freezer, integrated oven and grill, electric hob with extractor canopy and light, glass splashback, integrated dishwasher, single drainer stainless steel sink with mixer tap, integrated washer/dryer.

First Floor**Landing**

Window to side elevation.

Bedroom Two

15'9 x 13'9 (4.80m x 4.19m)

Window to the rear elevation, double radiator.

En-Suite

Comprising walk-in shower cubicle with chrome controls and rainfall showerhead and hand shower attachment, heated towel rail, illuminated mirror, wc with concealed cistern, wash hand basin with vanity unit beneath, obscure glass window to the side, Aqualisa splashbacks.

Bedroom Three

13'1 x 10'2 (3.99m x 3.10m)

Window to the front elevation, double radiator.

Bedroom Four

11'11 x 7'8 (3.63m x 2.34m)

Window to the rear elevation, double radiator.

Bathroom

Suite comprising panelled bath with hand shower attachment, heated towel rail, wc with low level flush, wash hand basin with vanity unit beneath, tiled splashback, illuminated mirror, glass window to the front elevation.

Second Floor**Landing**

Window to the side elevation.

Master Suite

15'8 x 14'6 (4.78m x 4.42m)

Velux windows to the front and rear elevations, two double radiators, walk-in dressing room, access to eaves space.

En-Suite

Comprising walk-in shower cubicle with a rainfall showerhead and chrome controls and hand shower attachment, wc with low level flush, wash hand basin with vanity unit beneath, heated towel rail, obscure glass window to the front elevation.

Outside**Front Garden**

This is predominately designed for off road parking for several vehicles and raised flower beds with mature shrubbery offering privacy and seclusion, enclosed with retaining walls and fencing.

Rear Garden

Enclosed with fencing to all sides and there is a 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.

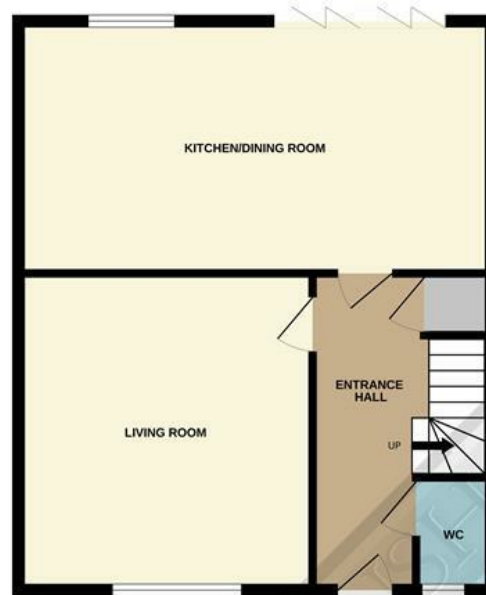
Council Tax Band – New Build So Rate Not Available Yet

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
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
569 sq.ft. (52.9 sq.m.) approx.

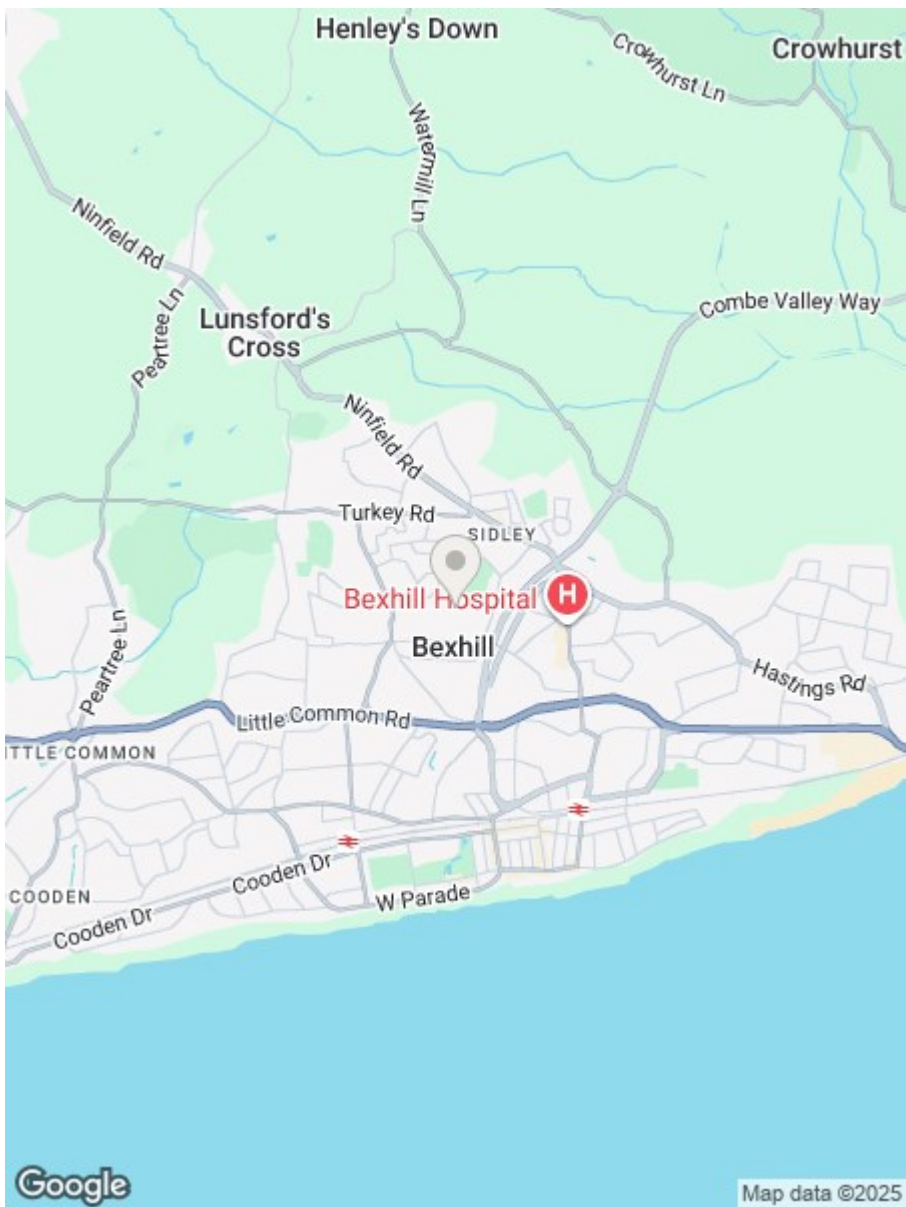


2ND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1680 sq.ft. (156.1 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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