

**RUSH
WITT &
WILSON**



**13 Grenada Close, Bexhill-On-Sea, East Sussex TN39 3TN
£575,000**

A beautifully bright and spacious detached 'Larkin' bungalow, one of the largest designs they built, three double bedrooms, highly sought after Little Common Bexhill, easy access to shops and amenities, large kitchen/breakfast room, separate utility room, southerly facing upvc conservatory overlooking the secluded gardens, integral garage, gas central heating system, double glazed windows and doors, en-suite shower to master bedroom, main bathroom and additional cloakroom, off road parking, situated in a quiet cul-de sac position, private front and south facing rear garden, NO ONWARD CHAIN, viewing comes highly recommended by RWW sole agents. Council Tax Band E.



Entrance Porch

With windows to the front elevation, entrance door.

Entrance Hallway

Built in cloaks cupboard, double radiator.

Cloakroom

WC with concealed cistern, modern wash hand basin with vanity units beneath, obscured glass window to the front elevation.

Living/Dining Room

28'5" x 12'11" (8.67 x 3.96)

Windows to both the front and door to side elevation, patio doors lead out to the conservatory, two single and two double radiators, real flame gas coal effect fire set in ornate mantle.

Conservatory

13'2" x 8'3" (4.02 x 2.52)

Overlooking the southerly rear garden, private and secluded, upvc double glazed construction with French doors leading out to the rear garden, double radiator.

Kitchen/Breakfast Room

17'3" x 10'6" (5.27 x 3.21)

Window overlooks the rear elevation, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer sink unit, dishwasher, integrated oven and grill with additional microwave oven, tiled splashbacks, single radiator, space for table and chairs, built in pantry cupboard with obscured glass window to the rear elevation and shelving.

Utility Room

Butler sink, base units with laminate work tops, window to the rear elevation, door to patio, space for additional white goods if required, plumbing for washing machine, built in storage cupboard, integral door leads to garage.

Inner Hallway

Access to roof space.

Bedroom One

16'0" x 12'0" (4.88 x 3.66)

Window to the front elevation, single radiator, built in wardrobe cupboards, dressing table, vanity unit with sink, tiled splashbacks and light.

En-Suite Shower

With walk in shower, concertina shower screen, chrome controls and chrome showerhead.

Bedroom Two

15'0" x 11'11" (4.59 x 3.65)

Dual aspect with window to both the front and side elevations, single radiator, built in wardrobe cupboards with matching drawers.

Bedroom Three

13'4" x 8'5" (4.08 x 2.59)

Window to the front elevation, single radiator.

Bathroom

Suite comprising panelled bath with shower screen, showerhead and shower controls, wc with low level flush, pedestal mounted wash hand basin, tiled walls, obscured glass windows to the side elevation, chrome heated towel rail, wall mounted medicine cabinet.

Outside

Front Garden

Mainly laid to lawn, with a whole host of mature shrubbery and plants of various kinds, off road parking is available on the blocked paved driveway, outside lighting, side access.

Integral Garage

18'11" x 9'8" (5.78 x 2.95)

With electrically operated up and over door, obscured glass window to the side elevation.

Rear Garden

Southerly aspect, private and secluded rear garden, enclosed with mature shrubbery, plants and trees of various kinds, outside water tap, patio area for alfresco dining, timber framed potting shed, summerhouse, trellis pergolas.

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.

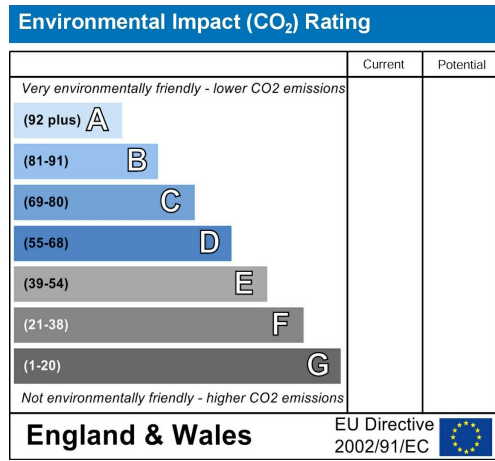
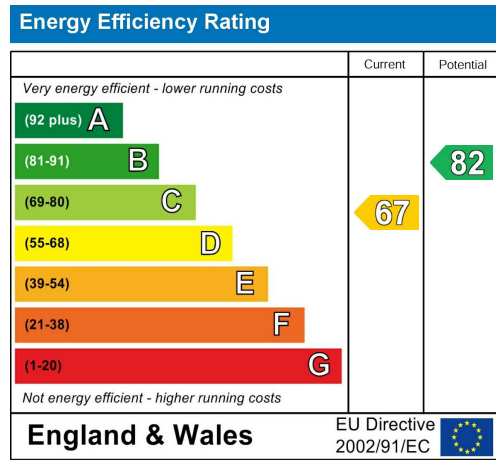
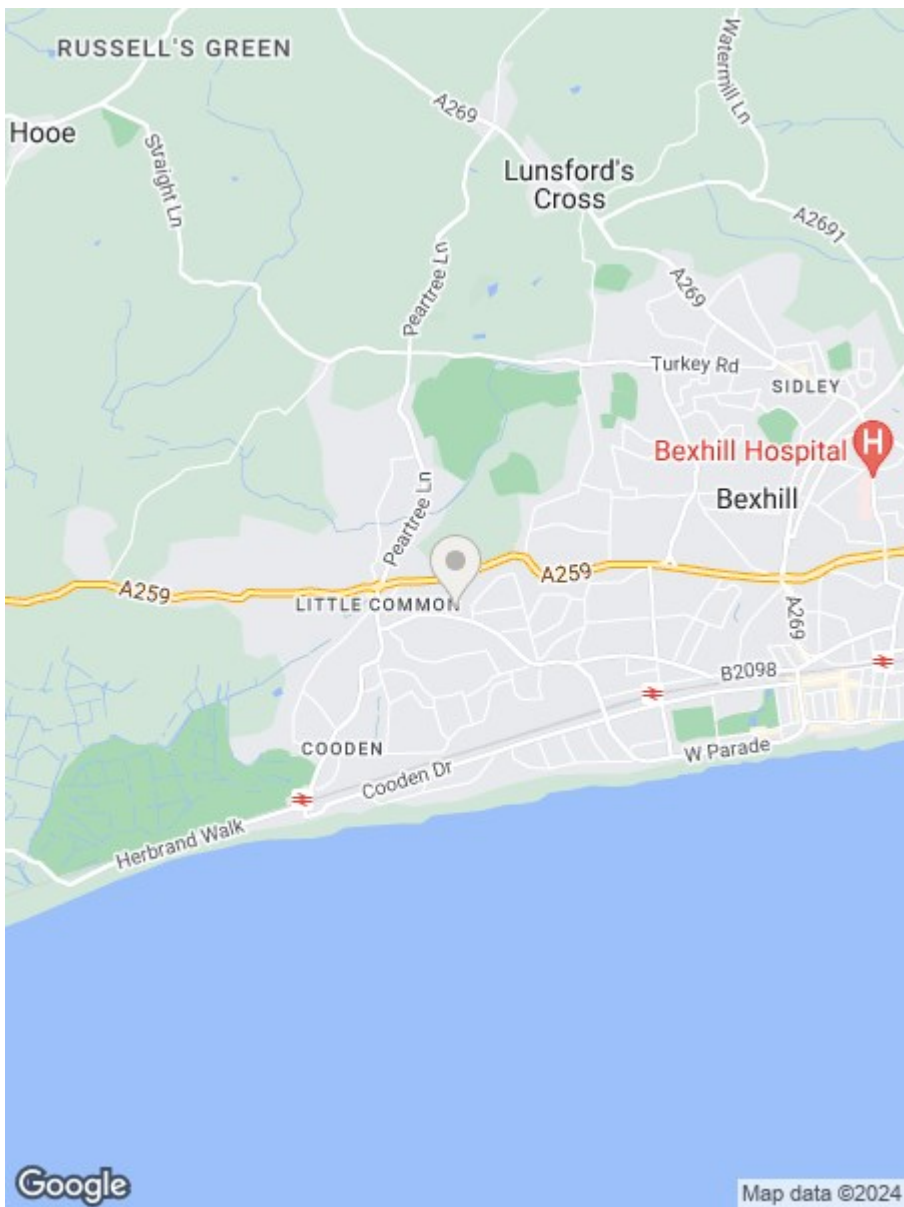


GROUND FLOOR
1483 sq.ft. (137.8 sq.m.) approx.



TOTAL FLOOR AREA : 1483 sq.ft. (137.8 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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