

**RUSH
WITT &
WILSON**



**2 Grangecourt Drive, Bexhill-On-Sea, East Sussex TN39 4AX
£341,500**

A beautifully presented three bedroom semi-detached house full of character and charm throughout. The property comprises modern fitted kitchen, separate dining room, bay fronted lounge, ground floor bedroom, modern fitted shower room and two double bedrooms to the first floor. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts off road parking for multiple vehicles, a detached garage and a beautifully maintained rear garden that is generous in size with various decking areas suitable for alfresco dining and solar panels. Situated in this sought after residential location in Bexhill, viewing comes highly recommended by RWW Bexhill Sole Agents. Council Tax Band C.



Entrance Hallway

Obscured glass panelled entrance door, stairs leading to the first floor, radiator.

Kitchen

9'0" x 8'5" (2.76 x 2.58)

Modern fitted kitchen with a range of matching wall and base level unit with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven and hob, space and plumbing for washing machine and tumble dryer, space for freestanding fridge and freezer, tiled splashbacks, obscured double glazed windows and door to the side elevation, double glazed windows overlooking the rear garden.

Dining Room

13'10" x 10'9" (4.23 x 3.28)

Glass panelled sliding doors giving access onto the rear garden, radiator, under stairs storage space.

Living room

13'8" x 10'8" (4.19 x 3.27)

Double glazed bay window to the front elevation, radiator, feature fireplace.

Bedroom Three

9'10" x 8'9" (3.00 x 2.68)

Double glazed bay window to the front elevation, radiator.

Downstairs Wet Room

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, obscured glass panelled windows to the side elevation, recessed ceiling spotlights, tiled walls, tiled floor.

First Floor Landing

Access to loft space via loft hatch.

Bedroom One

14'11" x 11'5" (4.57 x 3.49)

Double glazed bay windows to the front elevation, radiator, built in wardrobe cupboards with shelving and additional storage above, vanity unit with wash hand basin and mixer tap.

Bedroom Two

12'6" x 11'5" (3.82 x 3.49)

Double glazed windows overlooking the rear garden, built in wardrobe cupboards, eaves storage space, radiator, wash hand basin with mixer tap.

Outside**Front Garden**

Driveway providing off road parking for multiple vehicles, gated access to the front door.

Rear Garden

Mainly laid to lawn, enclosed to all sides, various raised decking areas suitable for alfresco dining.

Detached Garage**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
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.

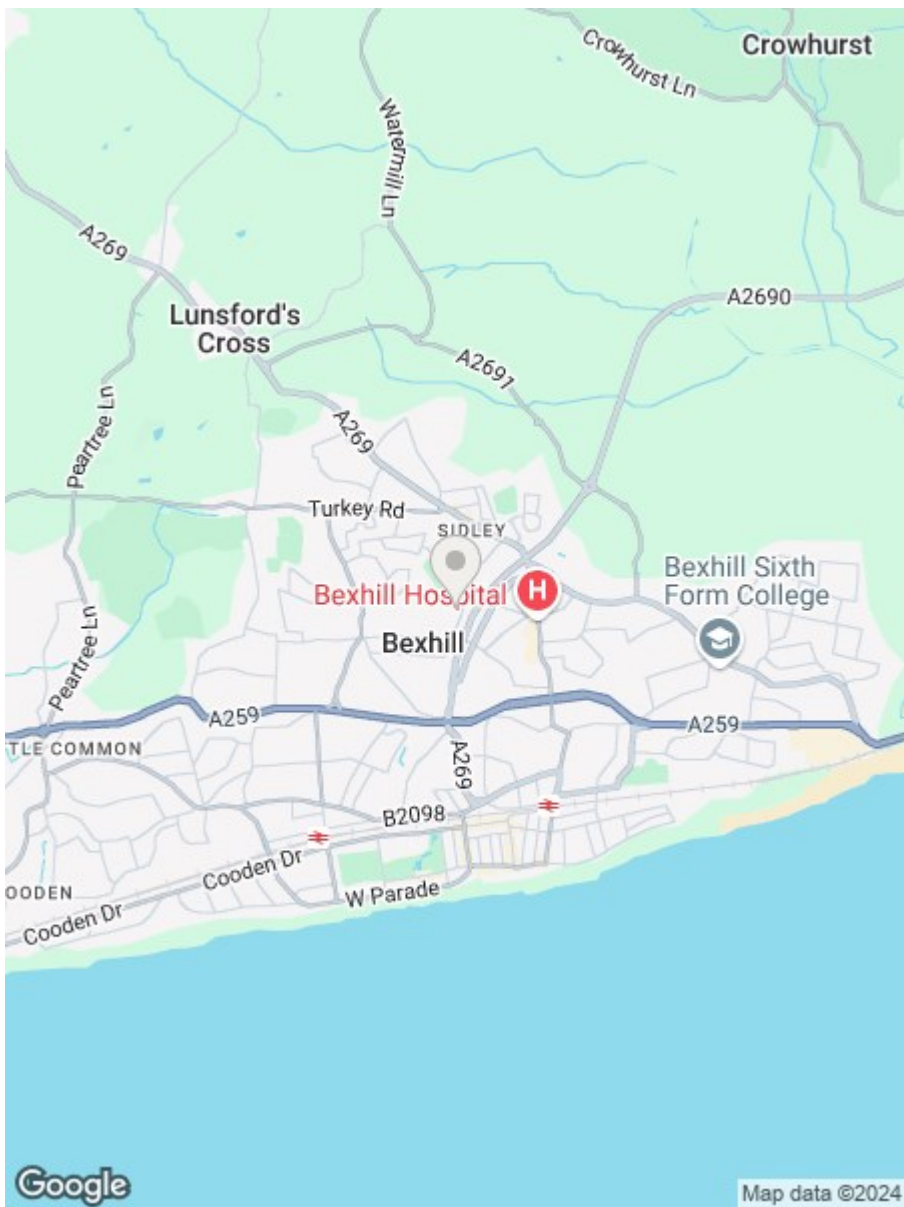
DETACHED GARAGE
215 sq.ft. (20.0 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.2 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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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	

**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