



24 Courthope Drive, Bexhill-On-Sea, TN39 4JW

£369,950



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24 Courthope Drive

Bexhill-On-Sea, TN39 4JW

- Spacious and well presented house in favoured West Bexhill location
- 26'7 through lounge/dining room
- Two WCs
- Garage in nearby block
- Well worth internal inspection
- Three large bedrooms
- Attractive kitchen with appliances
- Pretty gardens
- Gas central heating and uPVC double glazed windows and external doors

Abbott and Abbott Estate Agents offer for sale this charming mid-terrace house, situated in a much favoured area of West Bexhill, approximately midway (1 mile) between Bexhill town centre and seafront and Little Common shops and services. Built in the 1960's by local builders, R A Larkin, with an attractive mock-Georgian appearance, the property offers bright, well presented, and highly spacious accommodation which includes three good size bedrooms, a superb 26'7 lounge/dining room with a wide bay window, modern kitchen with appliances, bathroom with WC, plus a second separate WC. Outside, there are pretty, well-stocked gardens and a single garage in a nearby block. Gas-fired central heating is installed and there are uPVC double glazed windows and exterior doors.

Local buses stop nearby and Highwoods Golf Course is also within easy reach, along with the open spaces of Broad Oak Park.



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Spacious Entrance Hall 15'9 x 7' (4.80m x 2.13m)

Through Lounge/Dining Room
26'7 x 13'7 max (8.10m x 4.14m max)

Kitchen 10'9 x 10' (3.28m x 3.05m)

Rear Lobby

Cloakroom

L-Shaped First Floor Landing

Bedroom One
15'4 to wardrobes x 11'8 (4.67m to wardrobes x 3.56m)

Bedroom Two 15' x 10'5 (4.57m x 3.18m)

Bedroom Three
11' max x 10'2 max (3.35m max x 3.10m max)

Bathroom

Single Garage



Pretty Gardens

Council Tax Band: D (Rother District Council)

EPC Rating: D





Floor Plans

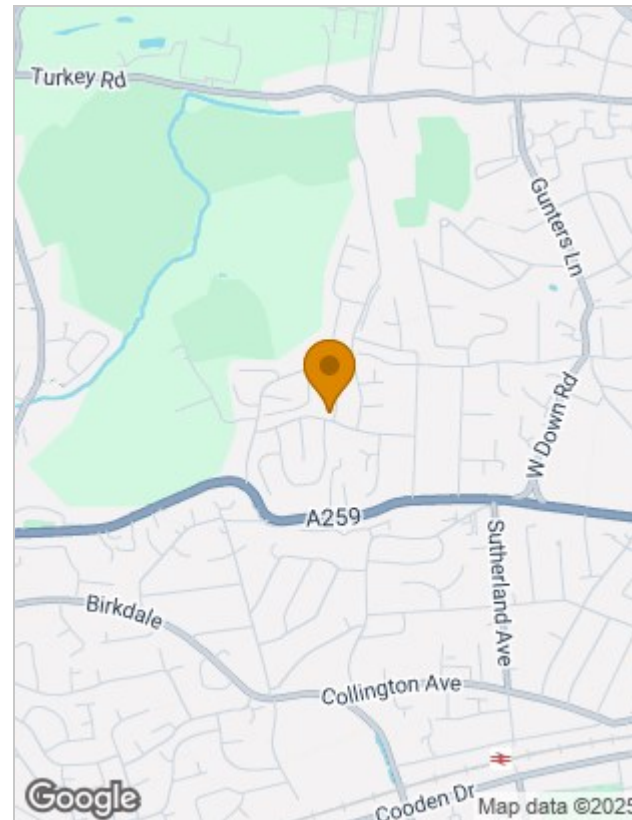


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		58	79
England & Wales EU Directive 2002/91/EC			

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