Abbott & Abbott

Estate Agents, Valuers and Lettings

Grenada Close, Bexhill-on-Sea

£499,950

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13 Grenada Close

Bexhill-on-Sea, TN39 3TN

£499,950

- Highly spacious detached bungalow in tucked-away cul-de-sac close to Little Common shops
- Superb 27'7 double aspect lounge/dining room
- 17' kitchen/breakfast room - complimented by separate utility room
- Gas central heating & double glazed windows and doors
- Three bedrooms - main bedroom with en suite shower cubicle and vanity unit
- Sun room with southerly aspect overlooking rear garden
- Private and secluded rear garden with southerly aspect
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this highly spacious detached bungalow, situated in a well matured and tucked away cul-de-sac off Birkdale, within easy easy reach of Little Common shops and services. Built in the late-1960's by local builders, R A Larkin, to one of their largest bungalow designs, the property offers extremely well proportioned accommodation which includes three bedrooms - the main bedroom with en suite shower and vanity unit, a superb 27'7 double aspect lounge/dining room, a 17' kitchen/breakfast room with appliances - complimented by a separate utility room, a double glazed south-facing sun room, and bathroom. Outside, there is an integral garage and pretty gardens, the rear garden with a sunny southerly aspect. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well situated, just off a bus route and within a few hundred yards of local shops in Little Common. Cooden Beach railway station, golf course and seafront are just over a mile, with Bexhill town centre just under two miles distant.

Entrance Porch	
L-Shaped Entrance Hall	
Cloakroom	
Bedroom Three	12'6 x 8'5 (3.81m x 2.57m)
Lounge/ Dining Room	27'7 x 13' (8.41m x 3.96m)
Sun Room	13' x 7'8 (3.96m x 2.34m)
Kitchen/Breakfast Room	17' x 10' (5.18m x 3.05m)
Utility Room	9' max x 6' max (2.74m max x 1.83m max)
Inner Hall	
Bedroom One	15'6 x 12' (4.72m x 3.66m)
Bedroom Two	14'5 x 12' (4.39m x 3.66m)
Bathroom	
Outside	

Integral Garage 18'8 x 9' (5.69m x 2.74m)

Mature Gardens

Council Tax Band - E (Rother District Council)

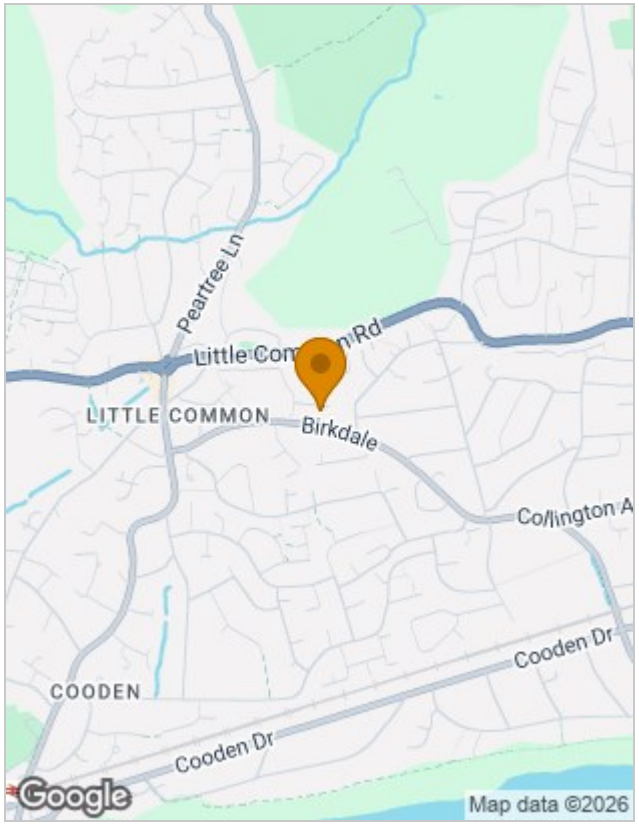
EPC Rating - D

Floor Plans

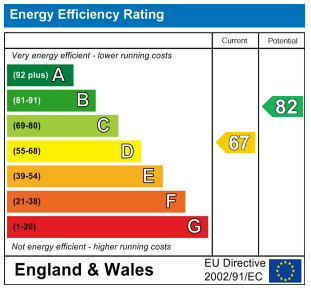
Total Area: 148.1 m² ... 1594 ft²

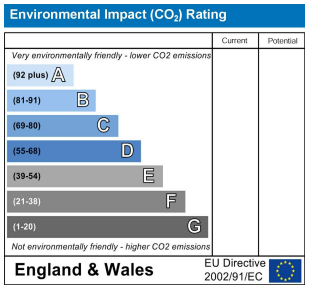
All measurements are approximate and for display purposes only

Location Map



Energy Performance Graph





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.

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