

# Abbott & Abbott

Estate Agents, Valuers and Lettings



Grangecourt Drive, Bexhill-On-Sea, TN39 4AX

£320,000





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# Grangecourt Drive

Bexhill-On-Sea, TN39 4AX

- Beautifully-presented semi-detached bungalow with south-facing garden.
- Three bedrooms - one currently used as a dining room.
- Pretty south-facing lounge leading to conservatory.
- Attractive kitchen with integrated appliances.
- Contemporary bathroom suite.
- Off-road parking for at least two cars.
- Long, south-facing rear garden.
- Gas central heating and uPVC double glazed windows & exterior doors.
- Quiet cul-de-sac location near local shop, buses and Bexhill Down
- Highly recommended

Abbott & Abbott Estate Agents offer for sale this beautifully-presented semi-detached bungalow, situated in a quiet cul-de-sac and providing three bedrooms, off-road parking, and a long south-facing rear garden. Built in the 1930's, the property provides bright, well-maintained accommodation which includes a south-facing lounge leading to a lean-to conservatory, an attractive kitchen with integrated appliances, three bedrooms - one currently used as a dining room, and bathroom with a contemporary white suite. Outside, there is off-road parking for at least two cars and a long rear garden with a southerly aspect. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed for local schools and the open spaces of Bexhill Down. Local buses stop in nearby London Road and there is easy access onto the Bexhill - Hastings link road. The town centre and seafront are about a mile distant.



## Entrance Hall

**Living Room** 11'5 x 10'5 (3.48m x 3.18m)

**Lean-To Conservatory** 11'6 x 5'2 (3.51m x 1.57m)

**Kitchen** 8'3 x 7'4 (2.51m x 2.24m)

**Bedroom One**  
12'4 into bay x 10'11 (3.76m into bay x 3.33m)

**Bedroom Two** 10'7 x 9'4 (3.23m x 2.84m)

**Bedroom Three** 10'5 x 8'8 (3.18m x 2.64m)

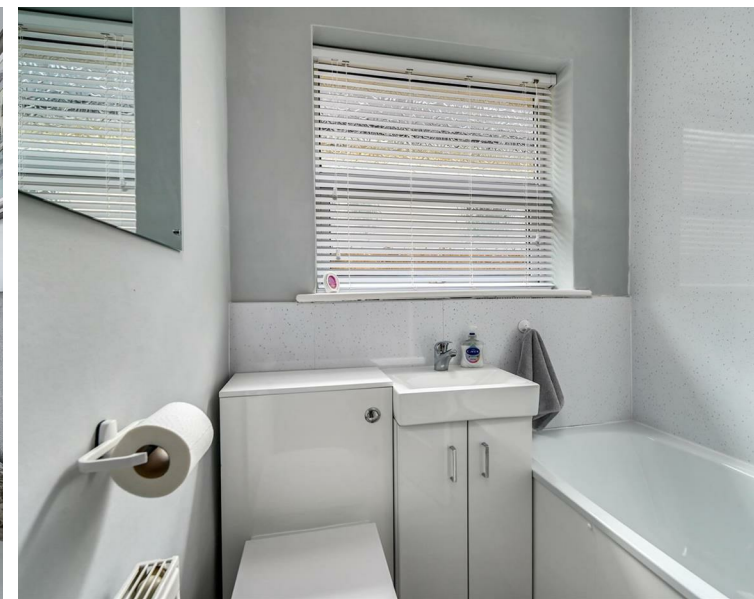
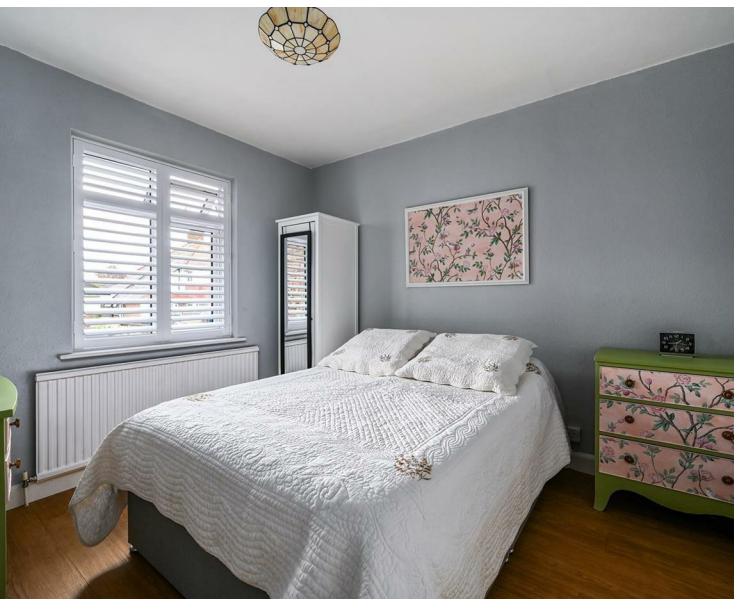
**Bathroom**

**Off-Road Parking**

**Long South-Facing Rear Garden**

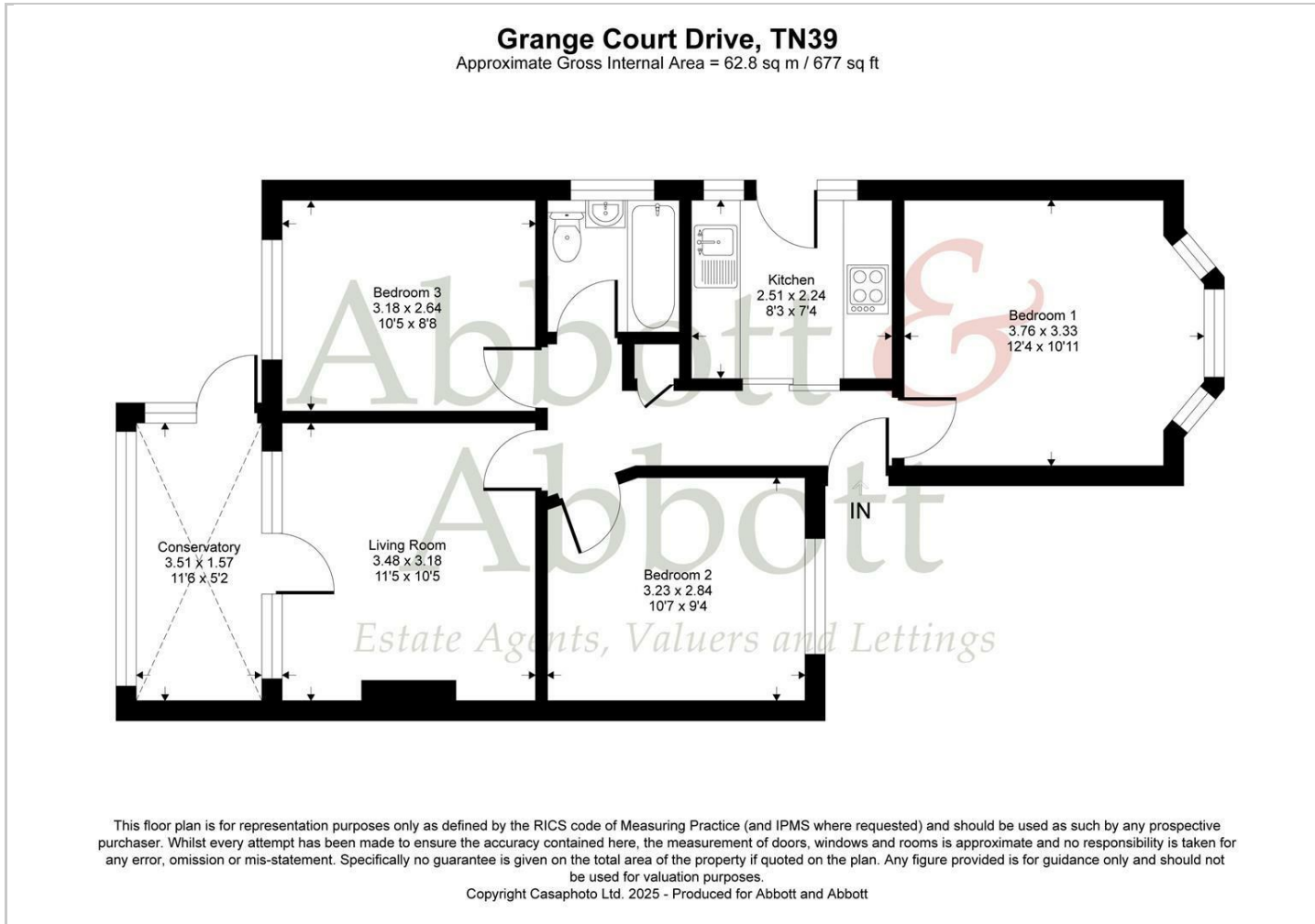
**Council Tax Band: C (Rother District Council)**

**EPC Rating: D**





## Floor Plans



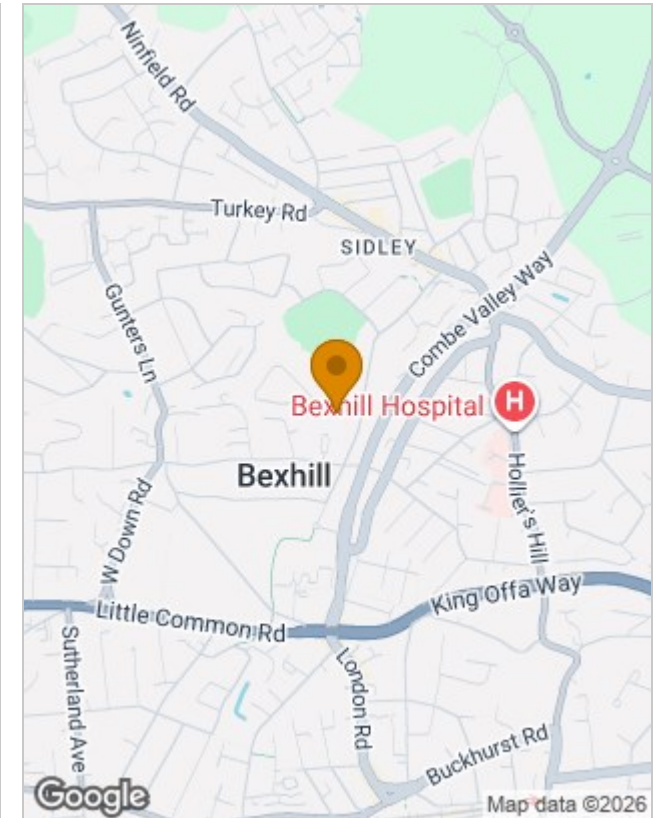
## Viewing

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.

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## Location Map



## Energy Performance Graph

