

Abbott & Abbott

Estate Agents, Valuers and Lettings

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

£345,000

2 1 2 E



42 Courthope Drive

Bexhill-On-Sea, TN39 4JW

£345,000



- Highly spacious link-detached bungalow, joined to its neighbour by garage only
- Good size L-shaped living room with double aspect
- Easily maintained gardens to front & rear
- Some general updating required
- No onward chain
- Two double bedrooms - both with wardrobes
- Kitchen with dining room leading off
- Gas central heating & uPVC double glazing
- Situated just a few hundred yards from Broad Oak Park

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this excellent and highly spacious bungalow, joined to its neighbour by garage only, situated in a much favoured and well matured area of West Bexhill, only a few hundred yards from the open spaces of Broad Oak Park. Built in the 1960's by local builders, R A Larkin, and now in need of some general updating, the property provides two double bedrooms - each with wardrobes, a good size L-shaped living room with a double aspect, kitchen with a dining room leading off, bathroom, and separate WC. Outside, there are easily maintained gardens and a garage. Gas central heating is installed and there are uPVC double glazed windows.

The property is situated approximately midway (1 mile) between Bexhill town centre and Little Common shops and services. Buses to Eastbourne, Hastings and the town centre stop in nearby Little Common Road, with the local Community bus also stopping nearby.





Enclosed Entrance Porch

Spacious Entrance Hall
19'2 max x 8' max (5.84m max x 2.44m max)

L-Shaped, Double Aspect Living Room
19' max x 15'7 max (5.79m max x 4.75m max)

Kitchen	14' max x 8'8 (4.27m max x 2.64m)
Dining Room	9' x 7' (2.74m x 2.13m)
Bedroom One	16' x 12'9 (4.88m x 3.89m)
Bedroom Two	13' x 13' (3.96m x 3.96m)
Bathroom	
Separate WC	
Garage	17'7 x 8' (5.36m x 2.44m)

Easily Maintained Gardens

Council Tax Band: D (Rother District Council)

EPC Rating: E













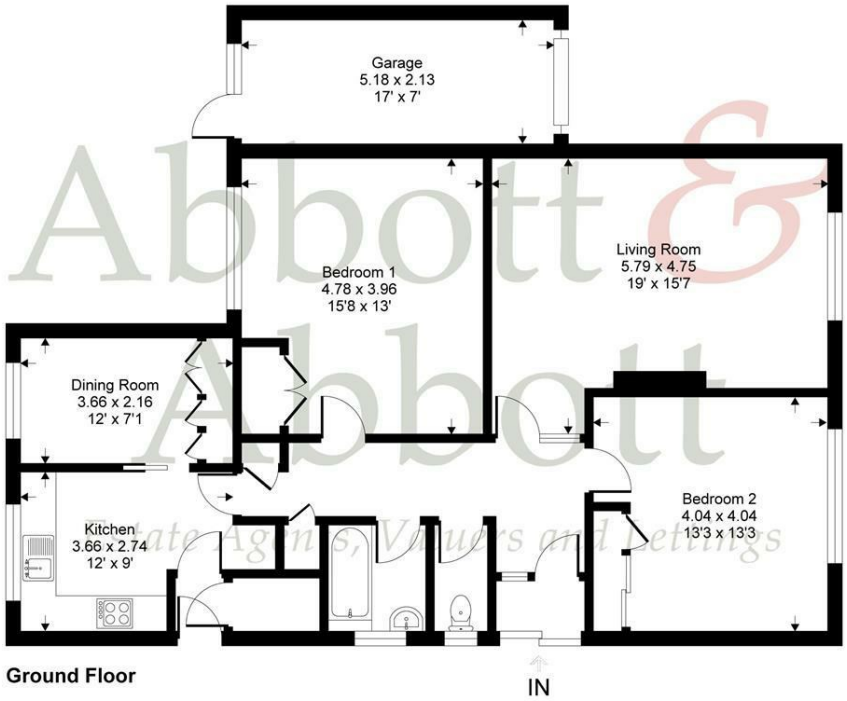




Floor Plans

Court Hope Drive, TN39

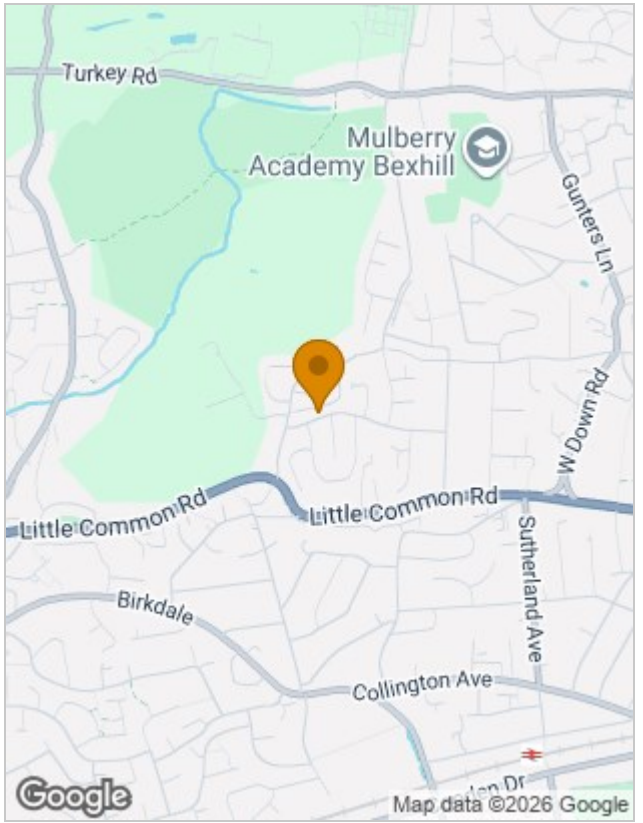
Approximate Gross Internal Area = 101.7 sq m / 1095 sq ft
Approximate Garage Internal Area = 11.5 sq m / 124 sq ft
Approximate Total Internal Area = 113.2 sq m / 1214 sq ft



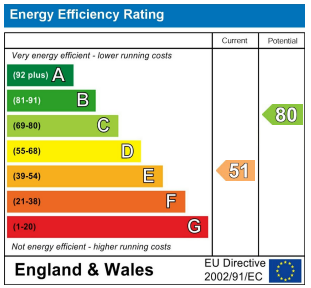
Ground Floor

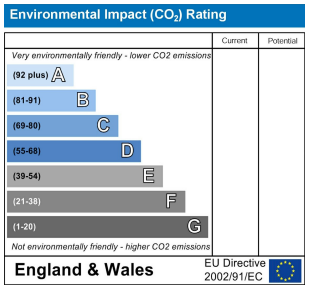
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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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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