



1 Grazebrook Close, Bexhill-on-Sea, TN39 4TB

£650,000









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# 1 Grazebrook Close

Bexhill-on-Sea, TN39 4TB

- Excellent detached chalet-style house in sought-after close
- Four reception rooms including double aspect lounge with large square bay window
- Private rear garden with southerly aspect
- Gas central heating and double glazed windows
- No onward chain
- Three bedrooms - one with en suite bathroom and another with shower cubicle
- Kitchen complimented by utility room
- Integral double garage, plus ample parking
- Only few hundred yards from Little Common shops and services

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this excellent chalet-style detached house, situated in a most attractive and favoured position, in a sought-after close just a few hundred yards from Little Common shops and services and just under a mile from Cooden Beach railway station, golf course and seafront. Built in the 1990's, the property is in need of some general updating, but offers well-proportioned and highly versatile accommodation with three good size bedrooms - one with en suite bathroom and a further with shower cubicle, plus, unusually, four reception rooms - including a large lounge with a double aspect and large square bay window. There is also a good kitchen complimented by a utility room, a double glazed sun room overlooking the rear garden, and a large bathroom. Outside, there is an integral double garage and a private rear garden with a southerly aspect. Gas central heating is installed and there are double glazed windows.

Properties in this location are always desirable so an early inspection is highly recommended.



**Enclosed Entrance Porch** 6' x 5'9 (1.83m x 1.75m)

**L-Shaped Entrance Hall**

**Cloakroom**

**Lounge** 16'3 plus bay x 11'10 (4.95m plus bay x 3.61m)

**Dining Room** 12'8 x 9'10 (3.86m x 3.00m)

**uPVC Double Glazed Sun Room**  
12'9 x 11'5 (3.89m x 3.48m)

**Study** 11'9 x 10' (3.58m x 3.05m)

**Snug** 11'10 x 5'10 (3.61m x 1.78m)

**Kitchen** 12'7 x 10' (3.84m x 3.05m)

**Utility Room** 12'7 x 5'6 (3.84m x 1.68m)

**L-Shaped First Floor Landing**

**Bedroom One** 16'4 max x 11'10 (4.98m max x 3.61m)







**L-Shaped En Suite Bathroom**

10' max x 8'5 max (3.05m max x 2.57m max)

**Bedroom Two**

13'6 max x 12'7 max (4.11m max x 3.84m max)

**Bedroom Three**

11'8 x 10'9 plus recess (3.56m x 3.28m plus recess)

**Spacious Bathroom**

10'4 x 8'10 (3.15m x 2.69m)

**Integral Double Garage**

20'8 x 16'2 wide (6.30m x 4.93m wide)

**Gardens**

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

**EPC Rating: To be advised**





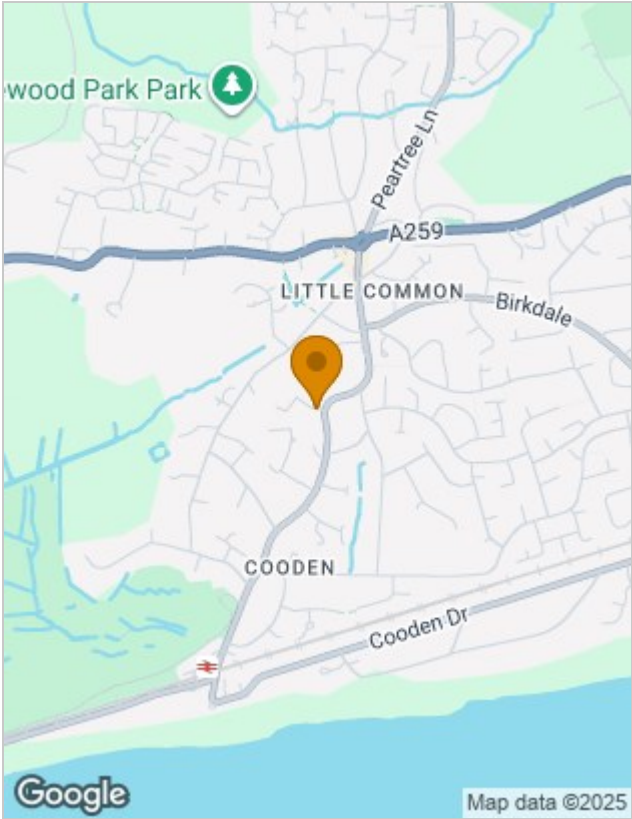




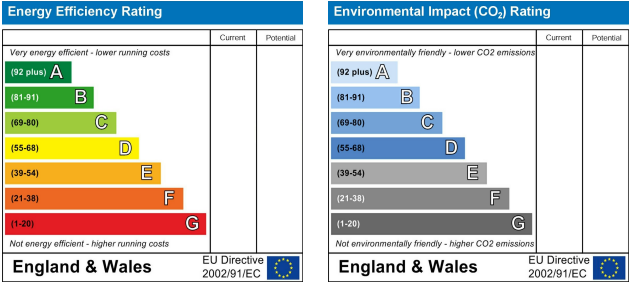
Floor Plans



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.