



**HOME + CASTLE**  
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VIEWING HIGHLY  
RECOMMENDED



**new**  
instruction



## Gwyneth Grove, Bexhill, TN40 2SZ

3 Bedroom Semi Detached House with Garage

Home + Castle are pleased to advertise this well presented, 3 bedroom, semi-detached property with gas central heating, double glazing, off-road parking and a garage. Plenty of schools close by with Bexhill college just minutes away. Within easy reach of Ravenside Retail Park, local amenities, and Bexhill seafront.

**FOR SALE**

**£300,000**

### Dimensions

All dimensions supplied are approximate and to be used for guidance purposes only. They do not form part of any contract. No systems or appliances have been tested. Kitchen appliances shown on the floor plan are for illustration purposes only and are only included if integrated, built-in, or specifically stated.

### Front of Property

Off road parking in front of garage. Path to front door. Garden laid to lawn with mature shrubs and plants. Gate to the side leads to back garden.

### Hallway 14'8" x 8'2" (4.47m x 2.49m)

Spacious hallway with power points, BT point, pendant light, radiator and carpet.

### Cloak Room 5'1" x 2'11" (1.55m x 0.89m)

Basin with shelf, wall mirror, WC and towel rail.

### Living Room 14'7" x 11'6" (4.45m x 3.51m)

Double glazed window to front of property, wall lights x 3, power points, radiator, carpet and double doors to dining room.

### Dining Room 11'9" x 9'7" (3.58m x 2.92m)

Power points, pendant light, radiator, double glazed window to rear garden and hatch to kitchen. Carpet.

### Kitchen 11'8" x 10'1" (3.56m x 3.07m)

Good sized kitchen with plenty of wall and base units, worktops. Power points, lighting, plumbing for washing machine, space for freestanding cooker and wall mounted Potterton gas boiler. Fluorescent tube ceiling light. Opaque half glazed door to patio area at side of property. Double glazed window overlooking rear garden.

### Landing 11'3" x 2'11" (3.43m x 0.89m)

Hatch to loft, double glazed window to side of property, airing cupboard housing hot water cylinder, pendant light and carpet.

### Bedroom 1 11'6" x 10' (3.51m x 3.05m)

Double glazed window to front of property, power points, radiator, pendant light and carpet.

### Bedroom 2 11'1" x 8'9" (3.38m x 2.67m)

Double glazed window to side of property, built-in triple wardrobe, power points, radiator, pendant light and carpet.

### Bedroom 3 "L Shaped" 11'6" max x 9'8" max (3.51m max x 2.97m max)

Double glazed window to front of property, power points, radiator, pendant light and carpet.

### Bathroom 8'8" x 6'9" (2.64m x 2.06m)

Bath with electric shower over, WC, basin, wall cabinet, chrome ladder style radiator, bathroom light and opaque double glazed window to rear of property.

### Garage 18'2" x 8'8" (5.54m x 2.64m)

Good sized garage with power points, lighting and double glazed window to side of property.

### Side of Property

Good sized patio area. Gate to front of property.

### Rear of Property

Garden (approx 31' x 25') laid to lawn with mature hedging and trees.

### Additional Information

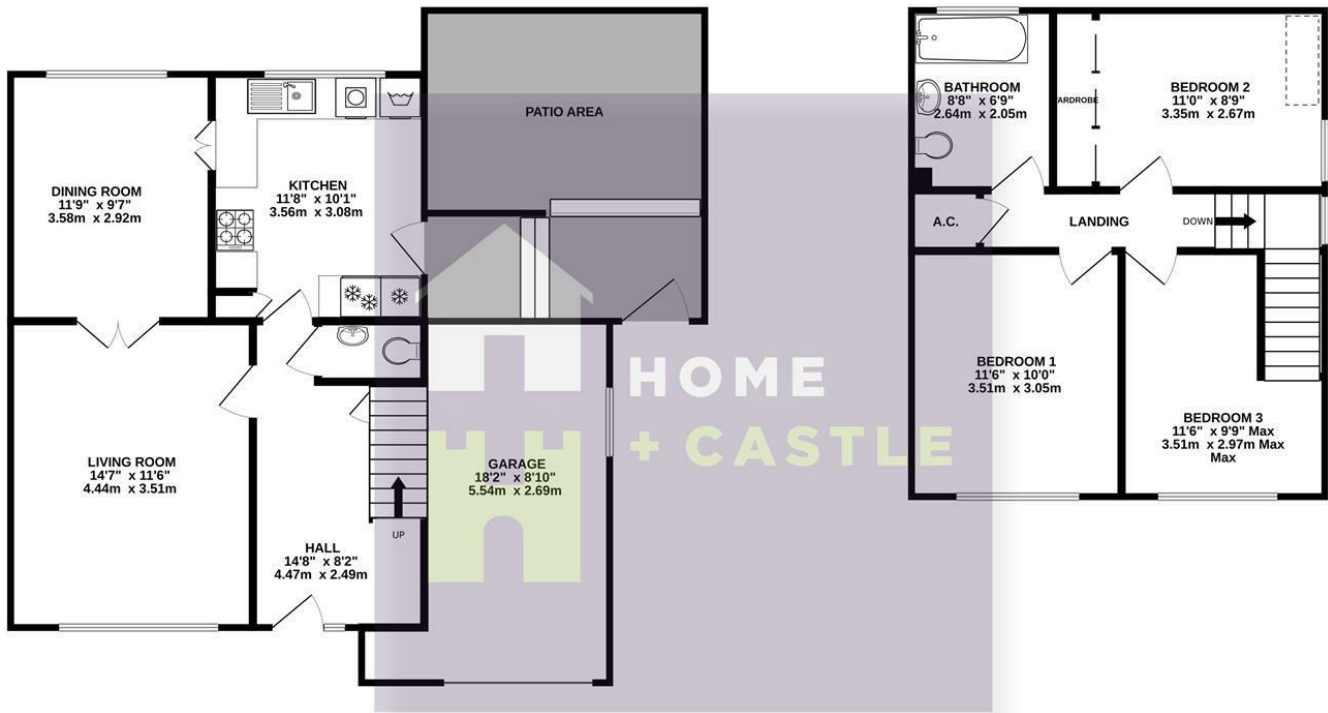
Council Tax Band C

Energy Performance Rating D

# Floor Plan

**GROUND FLOOR**  
678 sq.ft. (63.0 sq.m.) approx.

**1ST FLOOR**  
457 sq.ft. (42.4 sq.m.) approx.

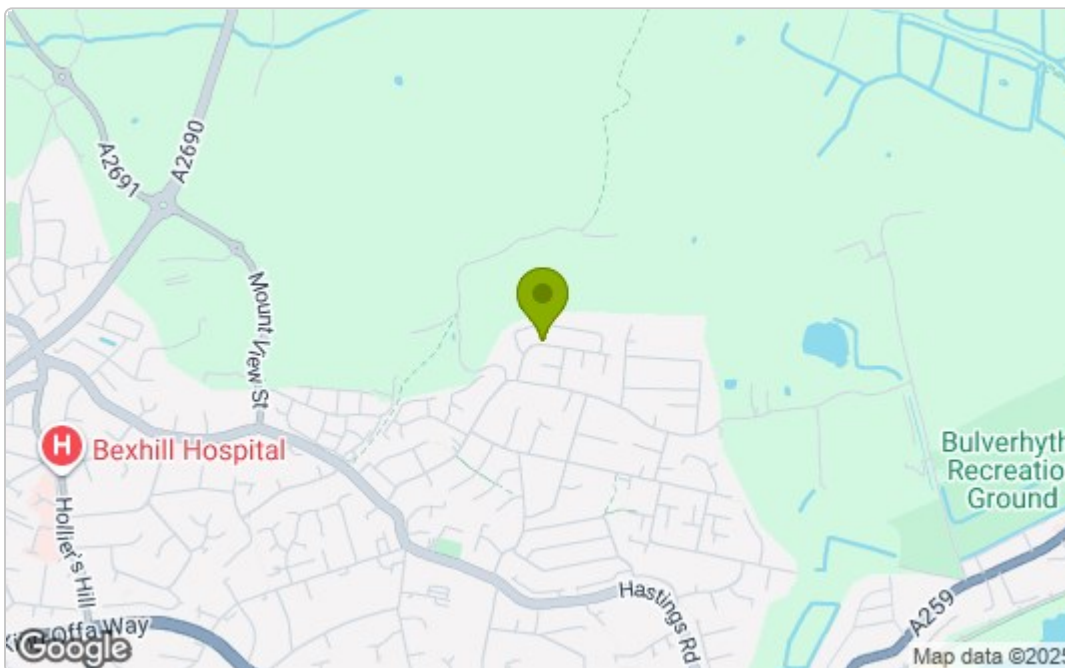


**3 BEDROOM SEMI-DETACHED HOUSE**

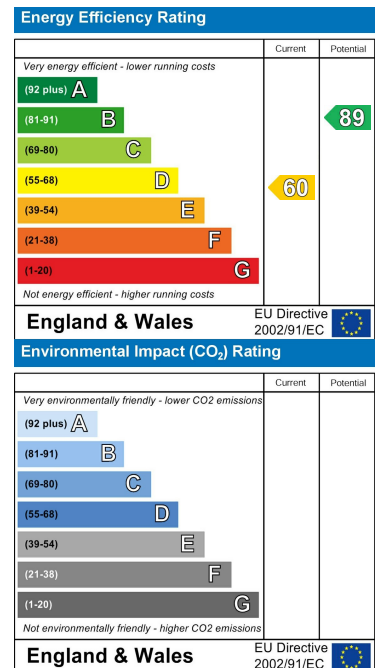
**TOTAL FLOOR AREA: 1135 sq.ft. (105.4 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.