



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£340,000 58 Grange Court Drive, Bexhill-on-Sea TN39 4AZ
OIEO  3 Bedroom  1 Bathroom  1 Reception



AT A GLANCE...

Bexhill Estates are delighted to bring to the market this two/three bedroom semi-detached bungalow, which is in good order throughout and offers deceptively spacious accommodation. The property sits on a generous plot and an early inspection is advised.

Accommodation comprises light and bright entrance hall with loft hatch, double bedroom with bay window (currently used as a living room by the present owner), two further double bedrooms, additional reception room opening into a substantial conservatory with direct access into the rear garden. The kitchen is fully fitted with good range of wall mounted and under worksurface cupboards and range of built in appliances with space and plumbing for a washing machine, and door into side area. The family shower room has a modern shower enclosure with wall mounted shower and contemporary waterfall showerhead, vanity unit wash hand basin, low-level WC , wall mounted mirrored bathroom unit and chrome heated towel rail.

In addition the property has double glazing throughout and gas central heating, detached garage and off road parking.



Key Features:

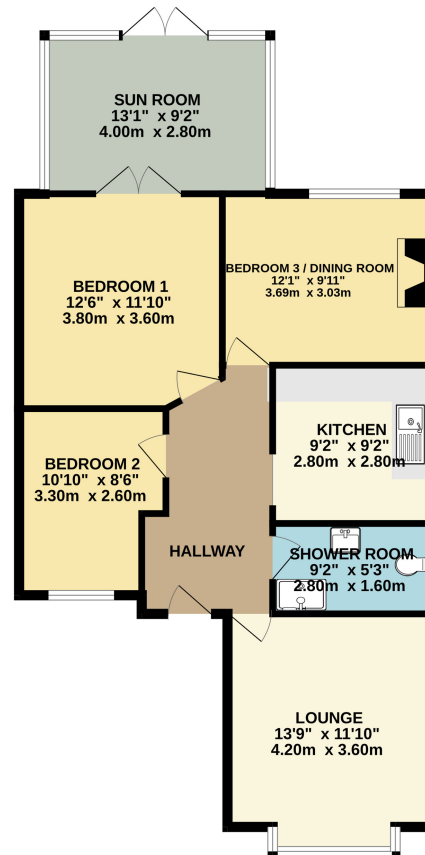
- Semi Detached Bungalow
- Fitted Kitchen & Shower Room
- Generous Size Rear Garden
- Conservatory
- Double Glazing & Gas Central Heating
- Detached Garage & Off Road Parking
- Two/Three Bedrooms
- Early Inspection Advised

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GROUND FLOOR



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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		84
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

EXTERIOR

Attractive low maintenance garden to front of the property with lawned area, and paved driveway with parking for 1 vehicles. There is a detached garage with power, light and gated access to the rear garden.

The private and secluded rear garden is a real feature of this charming property, being mostly laid to lawn and some 70' in length with an additional fully secluded area to the rear. There is a vast range of mature shrubs and planting offering privacy and seclusion. There is a generous patio area providing the ideal space for outside entertaining/dining in the warmer months, and additional area to the side with timber shed and further rear access to the detached garage.

LOCATION

The bungalow is situated in a popular and quiet residential area, being popular with families and young retired alike.. Close by you will find day-to-day shops and amenities, doctors surgery, a recreation ground, primary and secondary schools and Bexhill Town Centre and seafront promenades are just 1.4 miles away.

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