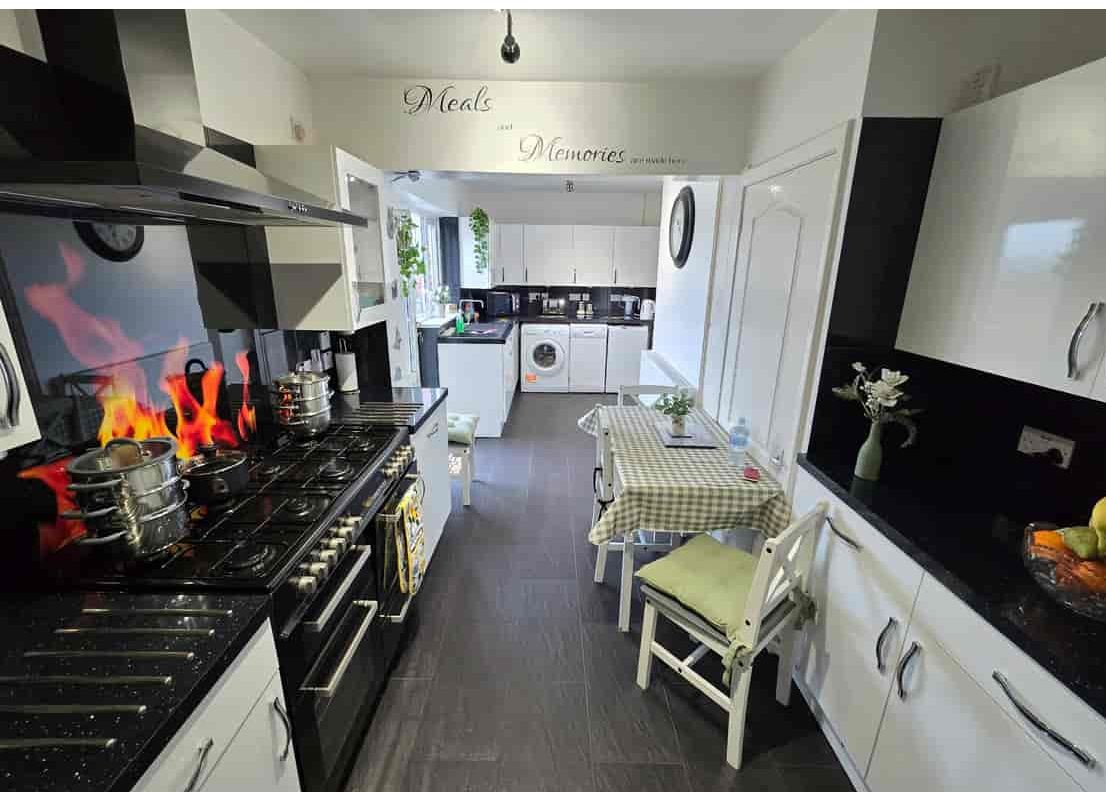




46 Grange Court Drive, Bexhill-on-Sea, East Sussex, TN39 4AY
£375,000 - Freehold

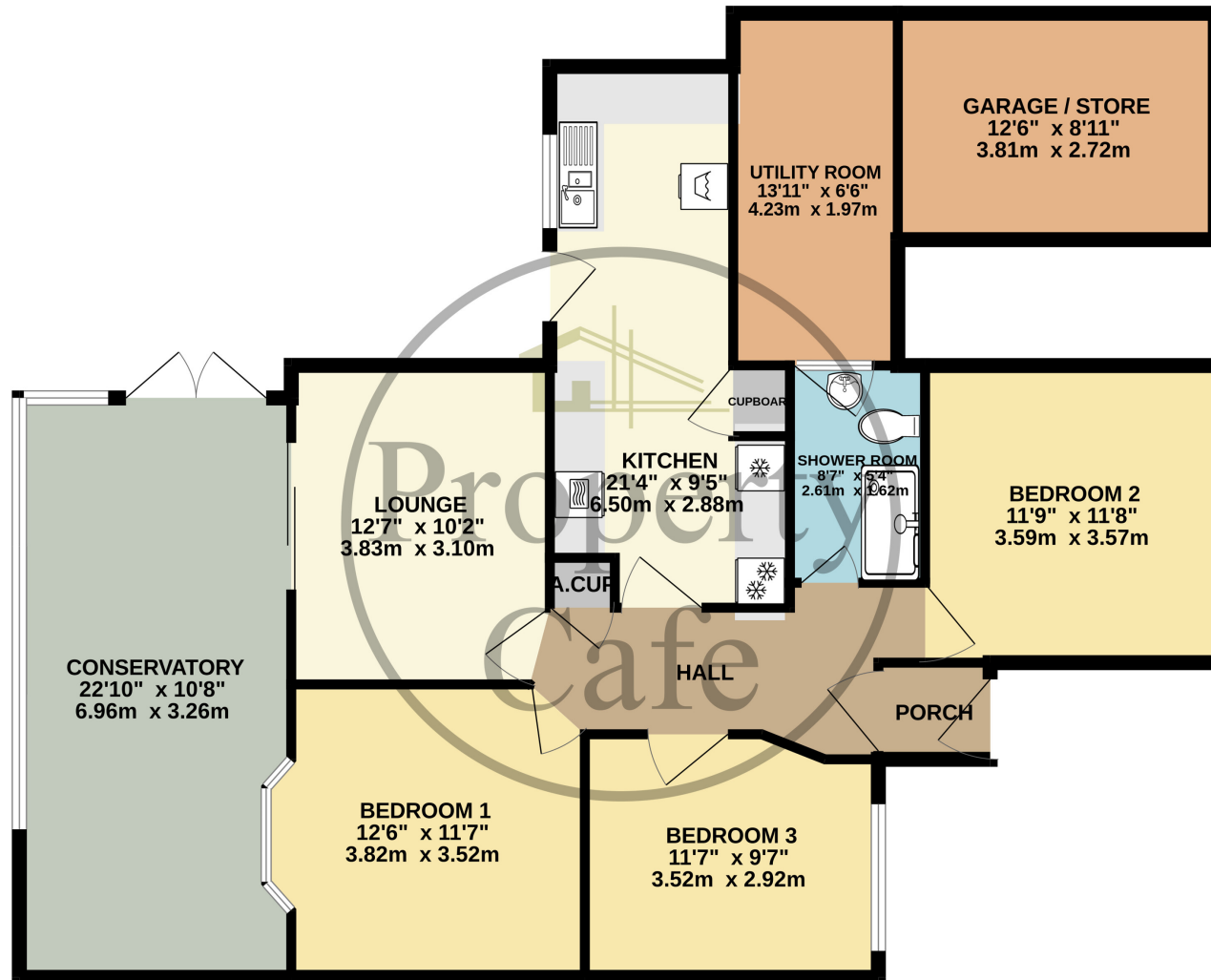




Situated in a quiet & sought after location can be found this spacious extended Three Bedroom Semi-Detached Bungalow. Accommodation and benefits include: An enclosed secure porch with inner door leading into the entrance hall leading to: Three good size bedrooms, a modern shower room, an extended kitchen with full range of units & built in appliances, additional utility room, a pleasant lounge leading to a 22ft x 11ft conservatory offering ample addition living space. To the front there is a substantial blocked paved drive offering ample parking & garage with remote door. To the rear there is a good size garden with various mature flower & borders, good size patio area, two timber built sheds and greenhouse. The bungalow is offered for sale in good decorative condition throughout and your earliest internal viewing is highly recommended. For additional details or to arrange to view please call our Bexhill Team on 01424 224488.



GROUND FLOOR
1263 sq.ft. (117.4 sq.m.) approx.



TOTAL FLOOR AREA : 1263 sq.ft. (117.4 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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Bedrooms: 3
Receptions: 1
Council Tax: Band C
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (72)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



A BEAUTIFULLY PRESENTED / EXTENDED THREE BEDROOM SEMI-DETACHED BUNGALOW located in a quiet cul-de-sac location. The property offers well-presented & spacious accommodation throughout comprising of : An entrance porch, spacious entrance hallway, lounge, 22ft CONSERVATORY, 19ft MODERN FITTED KITCHEN-BREAKFAST ROOM with separate UTILITY ROOM, THREE DOUBLE BEDROOMS and a MODERN SHOWER ROOM. Externally the property boasts a good size level rear garden, whilst to the front is a block paved driveway providing ample off road parking leading to a garage store.





At The Property Cafe we believe it important to give clear & straight forward advice to both buyers and sellers alike & whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us & enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback would ask you to call us with your feedback as soon as convenient.

- Immaculate Extended Bungalow
- THREE GOOD SIZE BEDROOMS
 - Large 22ft Conservatory
 - Extended Modern Kitchen
 - Built in Appliances
 - Gas Central Heating
 - Modern Shower Room

- Block Paved Driveway
- Garage with Remote Door
- Lovely Garden with Patios
- Two Sheds & Greenhouse
- Well Presented Throughout
 - Sought After Location
- Viewing Highly Recommended