



24 Courthope Drive, Bexhill-on-Sea,  
East Sussex TN39 4JW





## PROPERTY DESCRIPTION

An attractive Georgian style, three bedroom mid terraced house situated in this sought after residential location in West Bexhill. The accommodation comprises; entrance hall, spacious front to back Living Room/Dining Room, Fitted Kitchen, Ground Floor WC, Additional Family Bathroom, attractive front and rear gardens, garage located en-bloc.  
EPC - D

## FEATURES

- Attractive Georgian Style House
- Three Bedrooms
- Mid Terrace House
- Dual Aspect Front-to-Back 27' Living Room/Dining Room
- Short Distance To Broad Oak Park
- Desirable 'West Bexhill' Location
- Garage Located En Bloc
- Refitted WC
- Bathroom With Separate W/C
- Council Tax Band - D







## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed front door leading to the entrance hall, telephone point, radiator, door to under stairs storage cupboard.

### Living Room/Dining Room

27' 0" x 13' 7" (8.23m x 4.14m) Sitting area with feature double glazed bay window overlooking the front of the property, television point, radiator, feature wooden fire with surround, dining area with radiator, double glazed patio doors.

### Kitchen

10' 10" x 10' 1" (3.30m x 3.07m) Refitted Kitchen with one and a half bowl, stainless steel sink unit with mixer tap and cupboard under, built in dishwasher, plumbing for washing machine, range of working surfaces with cupboards and drawers under, built in four ring electric hob with electric oven below, extractor hood over, matching wall mounted cupboards, built in shelves, larder cupboard, further working surfaced with cupboards under wall, matching cupboards over, space for tumble dryer, space for fridge freezer, part tiled walls, double glazed window overlooking the rear garden, door to rear lobby with door to rear and radiator.

### Ground Floor WC

Having been re-fitted with low-level WC, wash hand basin with mixer tap and cupboards under, double glazed frosted glass window.

### First Floor Landing

Stairs rising to the first floor landing with access to loft space, radiator, built in storage cupboard.

### Bedroom 1

19' 0" x 15' 3" (5.79m x 4.65m) Double glazed window and door giving access to ornamental balcony having outlook to the front, range of fitted wardrobes, radiator.

### Bedroom 2

15' 2" x 10' 5" (4.62m x 3.17m) Double glazed window overlooking the rear of the property, radiator.

### Bedroom 3

11' 0" x 10' 2" (3.35m x 3.10m) Double glazed window with outlook over the rear of the garden, radiator.

### Bathroom

With P shaped bath with shower screen and independent shower over with handheld shower and overhead shower, low level WC, wash hand basin with mixer tap with cupboard under, part tiled walls, heated towel rail, frosted glass double glazed window.

### Garden

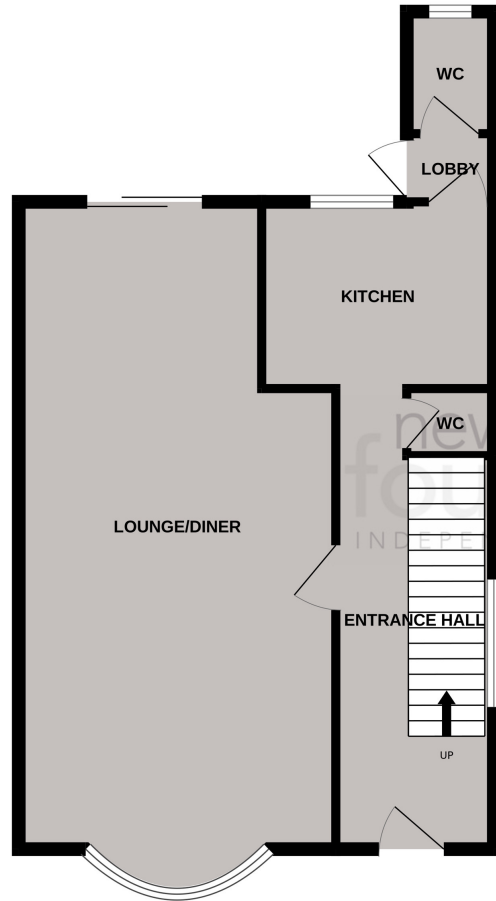
To the front of the property, the gardens are laid to lawn with flower and shrub borders, the principal area of gardens are to the rear of the property with full length patio, outside tap, gated side access, raised flower and shrub borders, steps leading to further area of garden laid to lawn with pathway, raised flower and shrub borders, screened by fencing.

The property also benefits from a garage located on block.

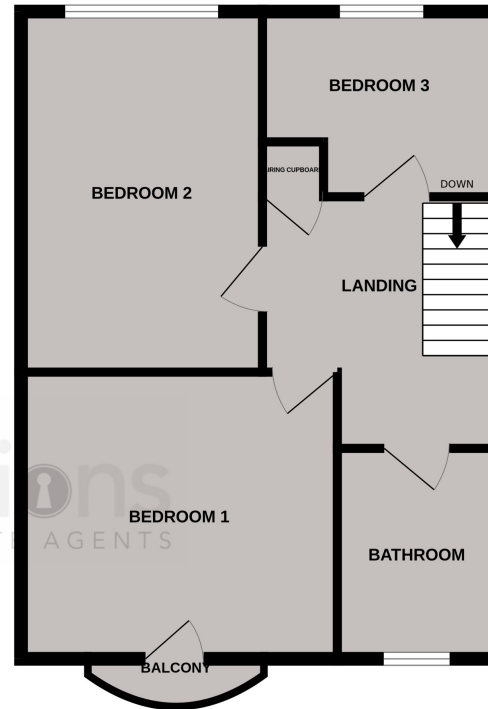


# FLOORPLAN

GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	58	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

