

£275,000 Freehold



**53 Gwyneth Grove, Bexhill-on-Sea,
East Sussex TN40 2RQ**



PROPERTY DESCRIPTION

A three bedroom, semi detached house situated in the ever popular residential area of Pebsham. Accommodation of this property comprises; Entrance Hall, access to Integral Garage, Lounge/Diner, Conservatory, Kitchen, Bathroom, Separate WC, Off Road Parking, gas boiler and radiators, double glazed windows. EPC - D

FEATURES

- Three Bedrooms
- Semi Detached House
- Popular Pebsham Location
- Access to Integral Garage
- Double Glazed Conservatory Accessed Through Living Room
- Low Maintenance Rear Garden
- Off Road Parking
- Double Glazed Throughout
- Vendor Suited
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to the entrance hall with door to integral garage, door to living room.

Lounge/Diner

21' 7" max x 10' 3" max (6.58m x 3.12m) With double glazed window with outlook to the front of the property, radiator, fireplace with space for electric fire, door to conservatory.

Conservatory

11' 9" x 7' 5" (3.58m x 2.26m) With double glazed windows overlooking the rear garden, radiator, power and light.

Kitchen

9' 0" x 7' 9" (2.74m x 2.36m) With double glazed window with outlook over the rear garden. Double glazed door giving access to the side of the property, single bowl stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiled walls, built in four ring gas hob with electric oven below and extractor hood over with cupboard to either side, laminate flooring, wall mounted gas boiler, space for washing machine, space for under counter fridge and freezer, wall mounted electric heater.

First Floor Landing

Stairs rising from ground floor entrance hall to 1st floor landing with double glazed window, hatch to loft space.

Bedroom 1

11' 4" max x 11' 1" (3.45m x 3.38m) With double glazed window with outlook over the rear of the property having far reaching views, radiator.

Bedroom 2

10' 9" x 10' 7" (3.28m x 3.23m) With double glazed window with outlook to the front of the property, built in storage cupboards, radiator.

Bedroom 3

9' 3" x 7' 6" (2.82m x 2.29m) With double glazed windows with outlook to the front of the property, radiator.

Shower Room

Newly fitted with large shower tray with independent shower over with separate hand shower, vanity unit wash hand basin with mixed tap and storage cupboards below, chrome ladder radiator, frosted glass double glazed window.

Separate WC

With W/C, frosted glass double glazed window.

Outside

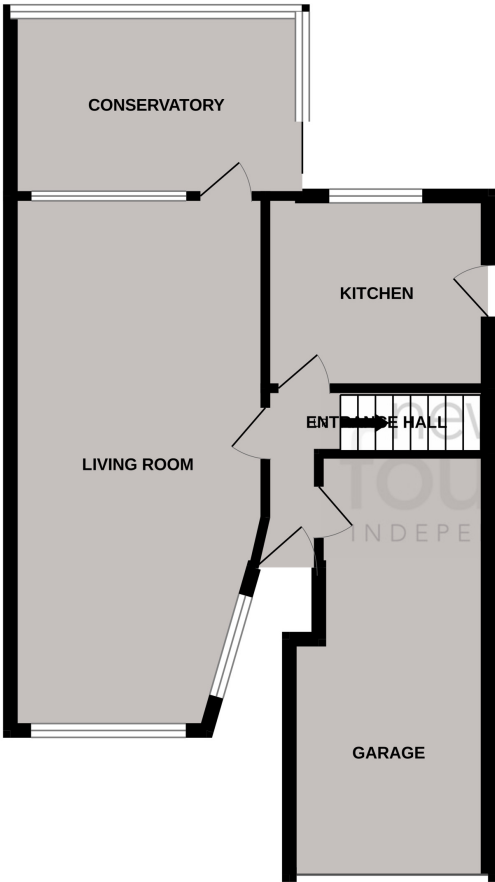
To the rear of the property there is a garden mainly laid to lawn with area of decking, screened by fencing, additional timber shed to the front of the property. There is a driveway giving space for parking for one car and area of private front garden.

Integral Garage

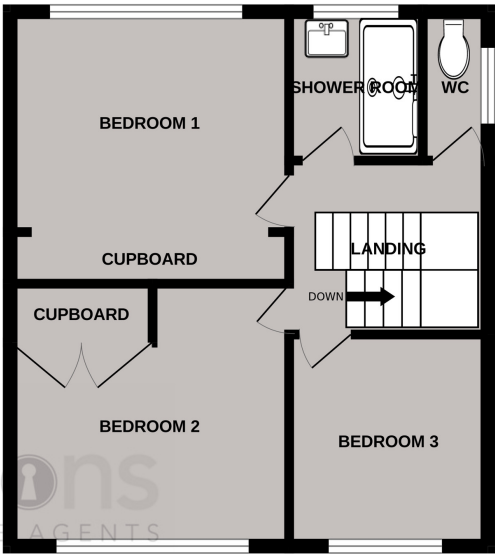
17' 0" max x 8' 0" narrowing to 6' 8" (5.18m x 2.44m) With metal up and over door, power and light.

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.
Made with Metropix ©2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		87
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

