

**RUSH
WITT &
WILSON**



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25 Gracelands Drive, Bexhill-On-Sea, TN39 4FZ
£319,950 Freehold

About this property

Situated in the highly sought-after area of Little Common, this beautifully presented two-bedroom semi-detached home offers modern, energy-efficient accommodation, making it an ideal purchase for first-time buyers, downsizers or investors alike.

The ground floor comprises a spacious living/dining room, enjoying an abundance of natural light and featuring French doors opening onto the west-facing rear garden, creating the perfect space for relaxing and entertaining. The modern fitted kitchen benefits from integrated appliances, while a convenient ground floor wc, adds further practicality.

Upstairs, the property offers two generously sized double bedrooms and a stylish contemporary family bathroom, providing comfortable and well-proportioned accommodation throughout.

Externally, the property benefits from off-road parking for at least two vehicles and a private west-facing rear garden, ideal for enjoying the afternoon and evening sunshine.

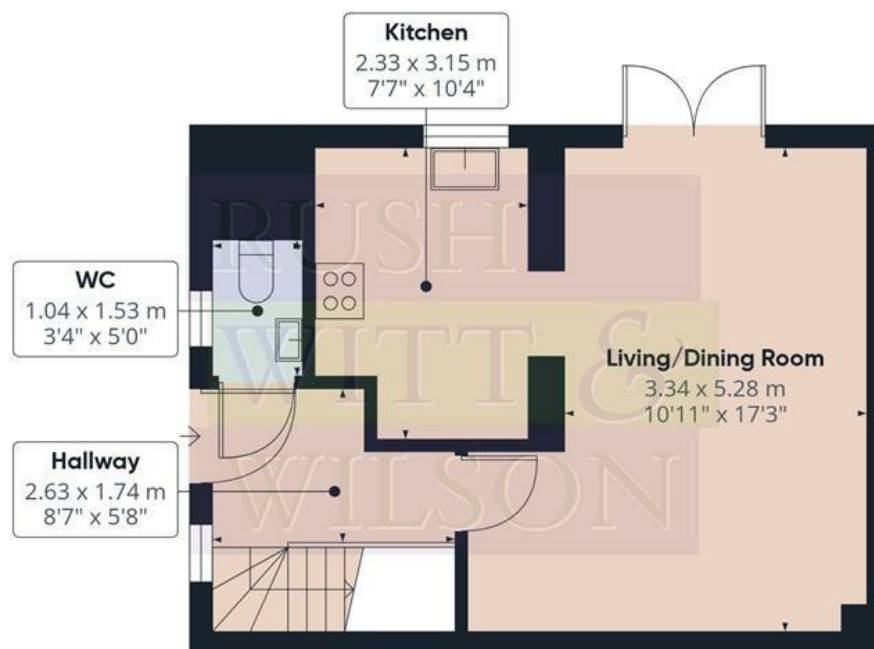
Further advantages include gas central heating, double glazing and an excellent energy-efficiency rating, helping to keep running costs manageable. The property is conveniently located within easy reach of local playgrounds, playing fields, shops, a primary school and regular bus services, making it particularly appealing to those seeking a well-connected home in a friendly community.

Early viewing is highly recommended by RWW sole agents to fully appreciate the quality, location and lifestyle this superb home has to offer.









Floor 0

Approximate total area⁽¹⁾

67.2 m²

723 ft²



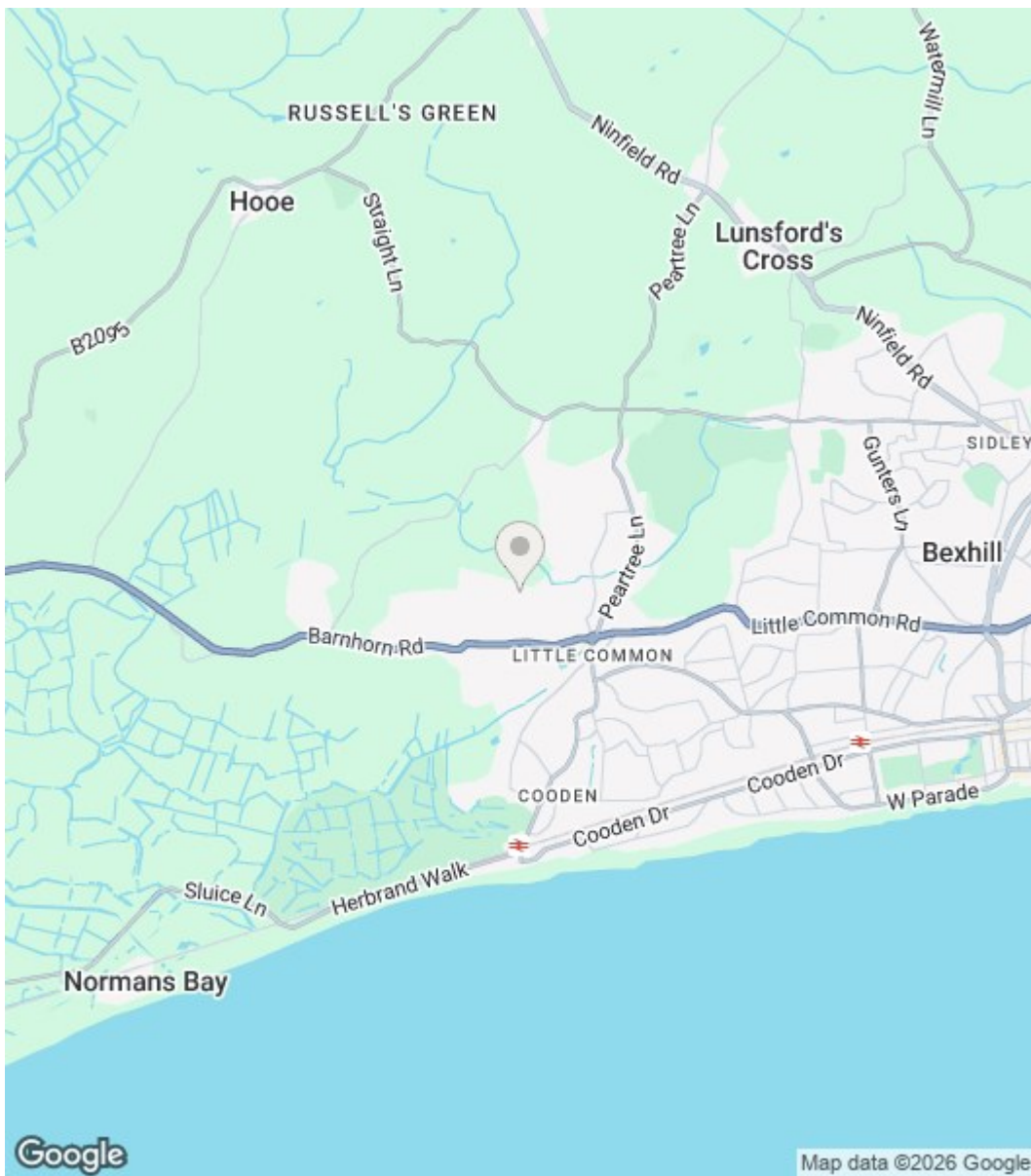
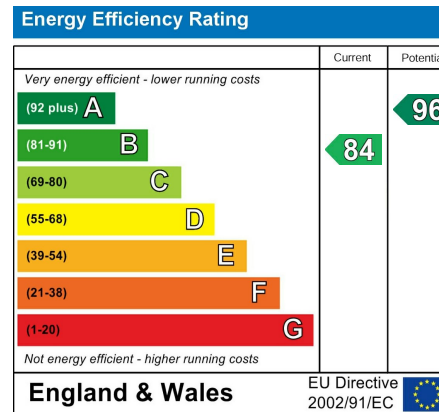
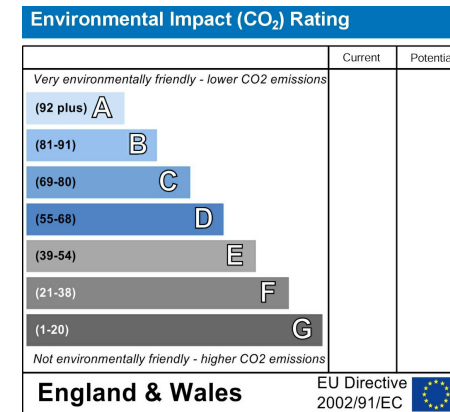
Floor 1

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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