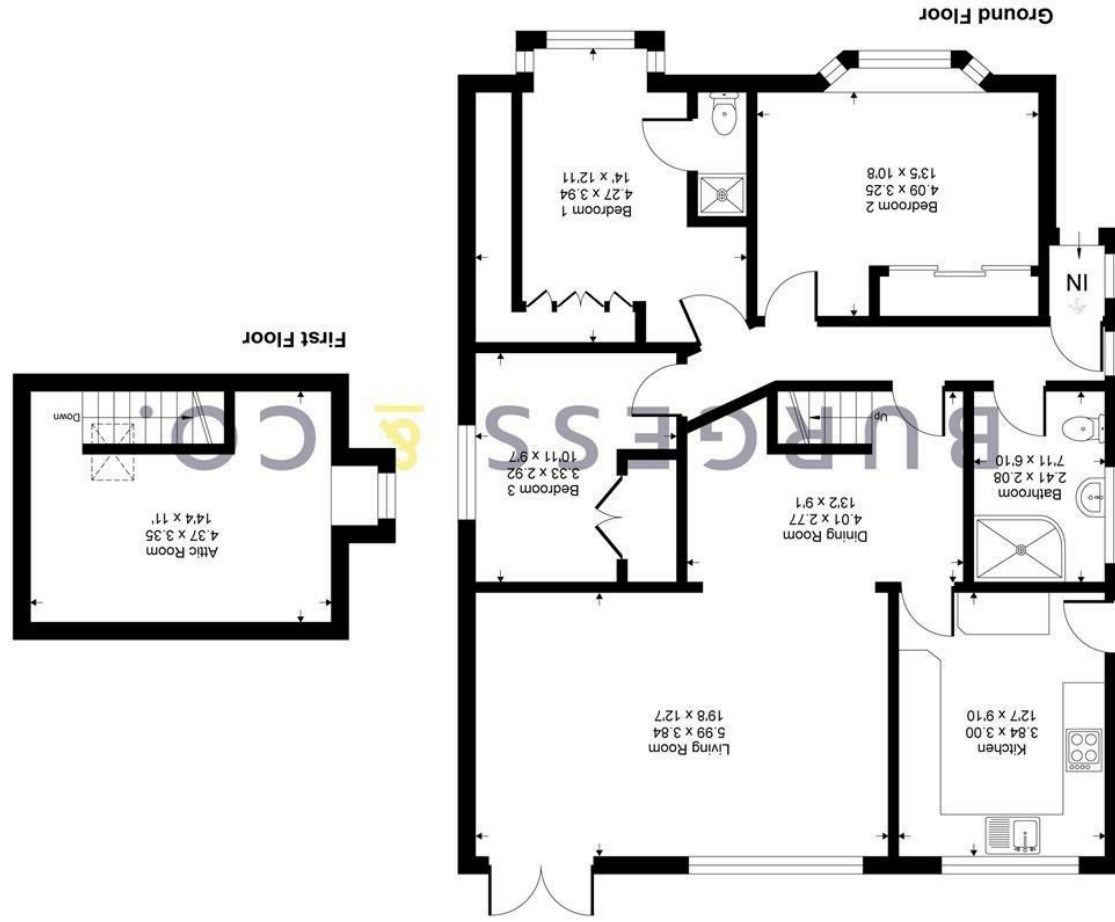




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Pembury Grove, TN39
Approximate Gross Internal Area = 116.4 sq m / 1253 sq ft

BURGESS & CO.
01424 222255

37 Pembury Grove, Bexhill-On-Sea, TN39 4BX

£300,000 Freehold



01424 222255

****CHAIN FREE**** Burgess & Co are delighted to bring to the market this spacious detached bungalow, situated in a sought after quiet residential area of Bexhill. Ideally located being within close proximity to local amenities, post office, popular schools and Bexhill Downs. Bexhill Town Centre is circa 1 mile away with its array of shopping facilities, restaurants, mainline railway station and seafront. The accommodation is arranged to provide an entrance hall, an open plan dining area that leads into a 19'8ft living room, a kitchen, three bedrooms one with an en-suite shower room, and a family bathroom. There is also a useful attic room accessed via stairs from the dining area. The property is now in need of complete refurbishment but does benefit from gas central heating, double glazing, off road parking, and an enclosed rear garden with brick built shed. Viewing is essential to fully appreciate all that this property has to offer.

Entrance Hall

With double glazed window to the side.

Dining Area

13'2 x 9'1

With radiator, stairs to First Floor attic room, door to Kitchen. Open archway to

Living Room

19'8 x 12'7

With two radiators, double glazed window to the rear, double glazed French door to the rear garden.

Kitchen

12'7 x 9'10

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, inset gas hob with extractor hood over, fitted oven, space for appliances, wall mounted boiler, double glazed window to the rear, double glazed door to the side.

Bedroom One

14'0 x 12'11

With two radiators, range of fitted bedroom furniture/wardrobes, double glazed bay window to the front. Door to

En-suite Shower Room

Comprising shower cubicle, low level w.c, tiled walls.

Bedroom Two

13'5 x 10'8

With radiator, fitted wardrobes, double glazed bay window to the front.

Bedroom Three

10'11 x 9'7

With radiator, fitted wardrobe, double glazed window to the side.

Shower Room

7'11 x 6'10

Comprising corner shower cubicle with electric shower & seat, pedestal wash hand basin, low level w.c, tiled walls, double glazed frosted window to the side.

First Floor

Attic Room

14'4 x 11'0

With two Velux windows and access to loft void.

Outside

To the front there is an area of lawn, flowerbed borders housing mature plants & trees, a block paved path, a block paved driveway providing off road parking and gated side access. To the rear there is a patio area, an area of lawn, mature plants, shrubs & trees, a brick built shed, being enclosed by fencing.

NB

Council tax band: D

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