

**RUSH  
WITT &  
WILSON**



**7 Pembury Grove, Bexhill-On-Sea, East Sussex TN39 4BX**  
**£425,000**

**An opportunity to acquire this exceptionally well presented three bedroom semi detached home ideally located in this quiet and sought after area of Bexhill. Offering bright and spacious accommodation throughout, the property comprises bay fronted lounge, dining room, fitted kitchen, three bedrooms with the master bedroom benefiting from a modern fitted en-suite shower room, newly fitted family bathroom and ground floor wc. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a well maintained westerly facing rear garden with large summerhouse/workshop, low maintenance front garden and driveway providing off road parking for multiple vehicles. Conveniently situated in this popular residential area within easy access to local schools and amenities, viewing comes highly recommended by RWW Bexhill to appreciate this spacious home in this quiet and convenient setting.**



**Entrance Hallway**

Obscured glass panelled front door leading to entrance hall, side aspect double glazed window, radiator, stairs leading to first floor.

**Lounge**

13'10" x 13'5" (4.24 x 4.09)  
Front aspect double glazed bay window, two radiators, feature fireplace with open fire.

**Dining Room**

16'0" x 11'0" (4.90 x 3.36)  
Side aspect double glazed window, two radiators, feature fireplace with alcove open archway leading through to kitchen, two large storage cupboards with providing ample storage both with fitted shelving and one also providing housing for the electric consumer unit, electric meter.

**Kitchen**

16'2" x 9'5" (4.95 x 2.88)  
Double aspect double glazed windows to the rear and side elevation over looking the rear garden, side aspect double glazed door, giving access to the side of the property and the rear garden, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, space for Range Master Style cooker with stainless steel splashback and extractor hood above, wall mounted gas central heating boiler, plumbing space for slimline dishwasher, plumbing space for washing machine, additional under counter space for tumble dryer, stainless steel bowl and half single drainer with mixer tap, mosaic tile upstand, recessed ceiling spotlights, airing cupboard housing hot water cylinder with slatted shelving and storage cupboard above.

**Ground Floor Wc**

Rear aspect obscured double glazed window, low level wc, wall mounted wash hand basin with mixer tap and mosaic tiled splashback.

**First Floor Landing**

Access to loft space, radiator.

**Master Bedroom**

11'4" x 13'10" (3.47 x 4.24)  
Front aspect double glazed windows, radiator, large built in wardrobes with a range of hanging space and shelving,

additional built in storage cupboard with fitted shelving, door leading to en-suite.

**En-Suite Shower Room**

Double aspect, obscured double glazed windows to the front and side elevations, wall mounted wash hand basin with vanity unit beneath, chrome heated towel rail, wc with low level flush, walk in shower unit with chrome controls and chrome fixed showerhead and hand shower attachment, half height wall tiling, ceramic floor tiling.

**Bedroom Two**

17'7" x 9'6" narrowing to 6'6" (5.38 x 2.92 narrowing to 2)  
Rear aspect double glazed window, radiator.

**Bedroom Three**

13'5" x 6'5" (4.09 x 1.96)  
Rear aspect double glazed window, radiator, recessed ceiling spotlights.

**Family Bathroom**

Rear aspect obscured double glazed window, new bathroom suite comprising half height marble tiles, wall mounted wash hand basin with double vanity drawers beneath, chrome heated towel rail, wc with low level flush, panelled bath with wall electric shower unit, controls, showerhead and folding shower screen, tiled splashbacks.

**Externals**

**Front Garden**

Low maintenance front garden with mature plants and shrubs, the rest is driveway providing off road parking for multiple vehicles, gated access down one side of the property leading to rear garden.

**Rear Garden**

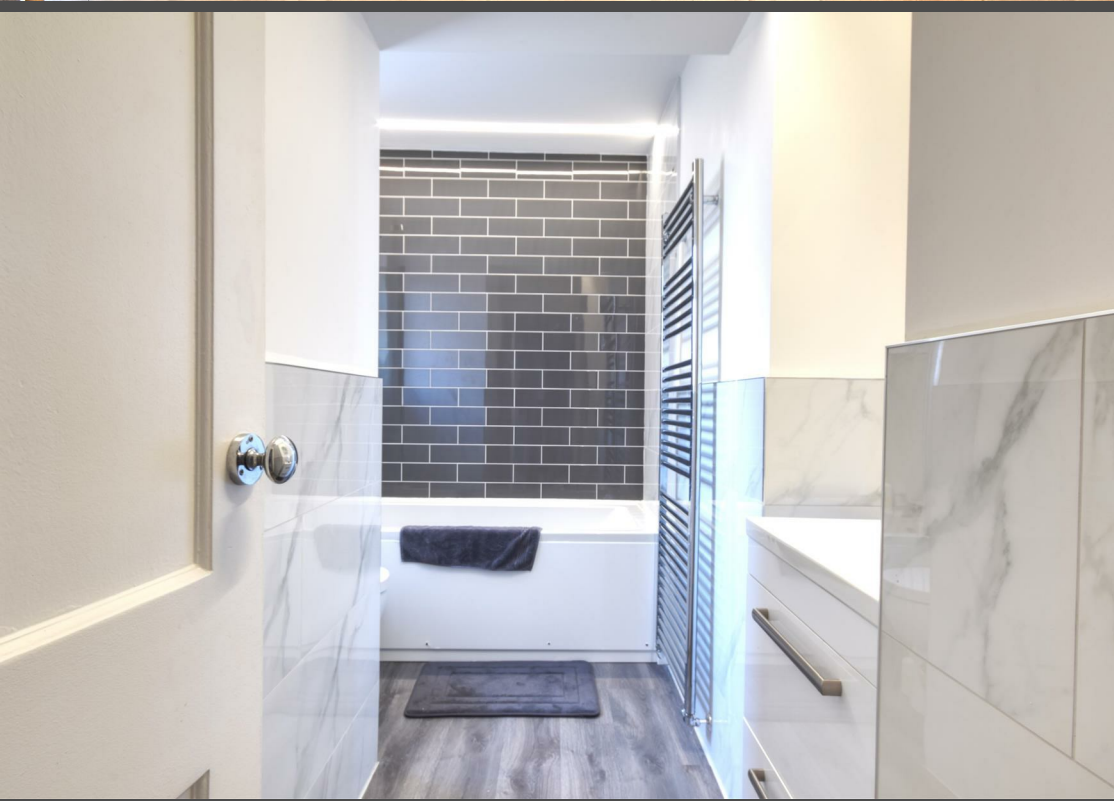
Beautifully maintained Westerly facing rear garden with sun patio, the rest of garden being mainly laid to lawn, boarded by closed board fencing, timber garden shed/Wendy house, larger fully insulated timber garden shed/summer house.

**Timber Framed Shed/Summer House**

15'4" x 9'1" (4.68 x 2.79)  
Fully insulated with light power, front aspect obscured double glazed window, built in storage cupboards.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





GROUND FLOOR  
APPROX. FLOOR  
AREA 599 SQ.FT.  
(55.6 SQ.M.)

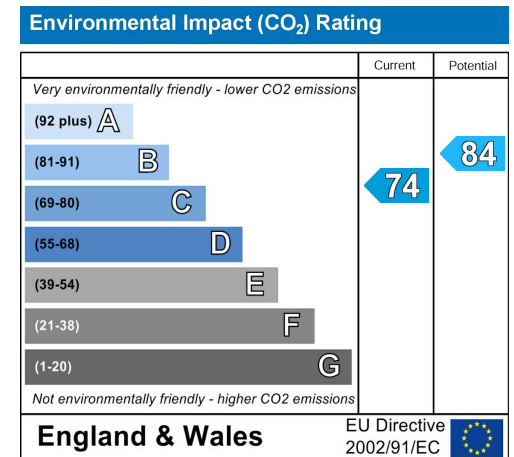
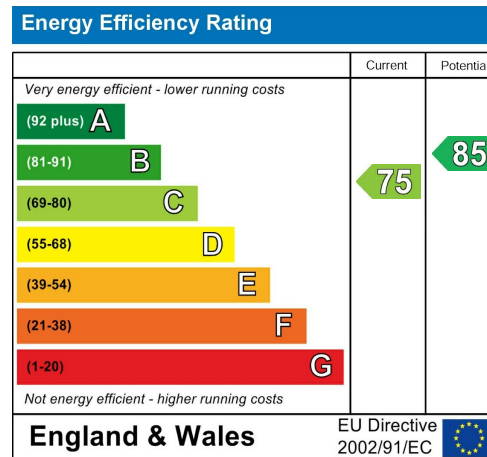


1ST FLOOR  
APPROX. FLOOR  
AREA 543 SQ.FT.  
(50.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1142 SQ.FT. (106.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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