

**RUSH  
WITT &  
WILSON**



**4 Kennedy Road, Bexhill-On-Sea, East Sussex TN40 1TB  
£379,950**

**An opportunity to acquire this well presented three bedroom detached house ideally located in the highly sought after location of 'Penland Wood'. Offering bright and spacious accommodation throughout, the property comprises double aspect lounge, fitted kitchen, dining room, conservatory, three bedrooms, modern fitted family bath/shower room and ground floor WC. Other internal benefits include gas central heating to brand new radiators throughout, double glazed windows, new consumer unit and new oak doors throughout. Externally the property offers gardens to the front, side and rear of the property, a driveway providing off road parking and a detached garage. Conveniently situated within easy walking distance to Bexhill's picturesque seafront, St Richards school and Ravenside Retail Park whilst still only being approximately 0.7 miles from Bexhill town centre and mainline rail station with direct links to London, Brighton, Gatwick and Ashford International. Viewing comes highly recommended to appreciate this spacious home in this popular location.**



### **Entrance Hallway**

With entrance door, storage cupboard housing newly fitted electric consumer unit and gas meter.

### **Living Room**

17'8" x 11'11" (5.40 x 3.64)

Windows to front and side elevations, one radiators, newly fitted contemporary feature fireplace with fitted electric fire.

### **Kitchen**

9'4" x 8'7" (2.87 x 2.63)

Window to rear elevation, fitted kitchen with a range of matching wall and base level units with roll top work surfaces, integrated electric double oven and grill, integrated microwave, work top mounted electric hob with fitted extractor hood above and stainless steel splash back, plumbing space for washing machine, plumbing space for slimline dishwasher, spaced for free standing fridge/freezer, ceiling mounted spotlights, part tiled walls, door to under stairs storage space with shelving.

### **Cloakroom**

Window to side elevation, W.C. with low level flush, wall mounted wash hand basin with mixer tap.

### **Dining room**

9'5" x 8'7" (2.89 x 2.64)

Obscured panelled door to side of property, door leading to conservatory, one radiators, ceiling mounted spotlights.

### **Conservatory**

7'3" x 5'2" (2.23 x 1.59)

Windows to all three sides with a door giving access to the rear garden.

### **First Floor Landing**

Window to side elevation, radiator, airing cupboard with radiator and slatted shelving, access to loft space.

### **Bedroom One**

12'0" x 10'4" (3.67 x 3.17)

Windows rear and side elevations, radiator.

### **Bedroom Two**

9'6" x 8'9" (2.92 x 2.69)

Window to front elevation, radiator, fitted wardrobe with hanging space and storage cupboard above.

### **Bedroom Three**

7'8" x 6'11" ( 2.34 x 2.13)

Window to front elevation, radiator.

### **Bathroom**

8'7" x 5'10" ( 2.62 x 1.80)

Two obscured double glazed windows to the rear elevation, heated mat black towel rail, modern fitted bathroom suite comprising panelled en-closed bath with designer mat black mixer tap, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc with concealed cistern, large walk in corner shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, part tiled walls, recessed ceiling spotlights, extractor fan.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with mature shrub and plant borders, paved pathway that leads to the side of the property, courtyard garden to side of property, timber garden shed with light and power, gate giving access to rear garden.

#### **Rear Garden**

Mainly laid to lawn with mature plant and shrub borders with a pathway and patio area, gate leading to driveway.

#### **Single Garage**

Up and over door, power and light.

#### **Agents Notes**

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.



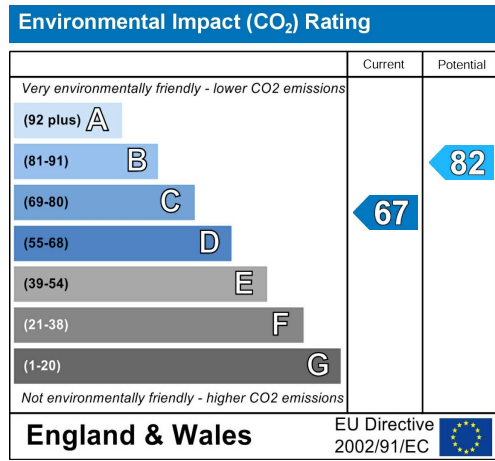
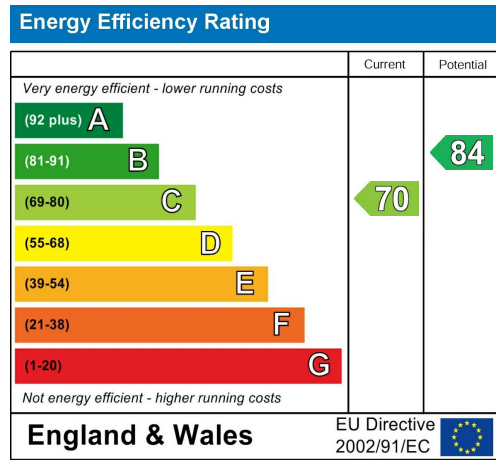
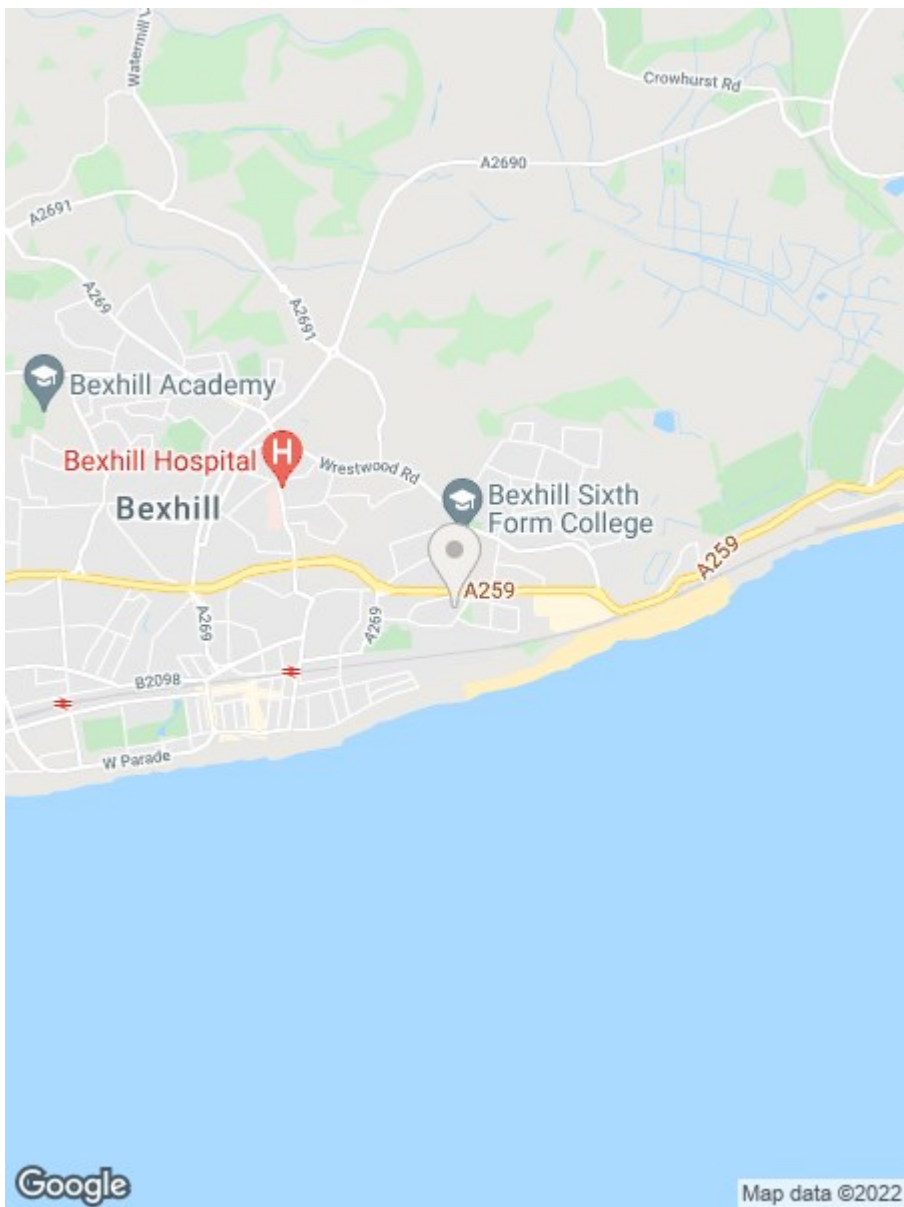


GROUND FLOOR  
 APPROX. FLOOR  
 AREA 487 SQ.FT.  
 (45.3 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 426 SQ.FT.  
 (39.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 914 SQ.FT. (84.9 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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