

RUSH  
WITT &  
WILSON



**27 Pembury Grove, Bexhill-On-Sea, East Sussex TN39 4BX**  
**Offers In Excess Of £399,000 Freehold**

**\*\*CHAIN FREE\*\*** A very bright and spacious two/three bedroom detached chalet bungalow with modern fitted kitchen, living room with feature fireplace, conservatory, reception room/bedroom three, two further bedrooms and bathroom. Other benefits include double glazed windows and doors and gas central heating system, private front and extensive rear garden, off road parking and no onward chain. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



**Entrance Hallway**

Entrance door, single radiator.

**Living Room**

13'11 x 12'11 (4.24m x 3.94m)

Bay window to the front elevation, double radiator, feature fireplace.

**Kitchen**

12'2 x 7'9 (3.71m x 2.36m)

Double radiator, fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer sink unit with mixer tap, space and plumbing for washing machine, integrated oven and grill, gas hob, extractor canopy and light, tiled splashbacks, space for fridge/freezer.

**Conservatory**

12'11 x 10' (3.94m x 3.05m)

Upvc double glazed construction overlooking the rear garden with French doors to side.

**Bedroom One**

12'11 x 12'8 (3.94m x 3.86m)

Bay window to the front elevation, double radiator.

**Reception Room/Bedroom Three**

13' x 12' (3.96m x 3.66m)

Window to the rear elevation, double radiator.

**Bathroom**

Modern suite comprising wc with low level flush, wall mounted wash hand basin, vanity unit and drawers beneath, walk-in shower with glass screen, rainfall shower head, hand shower attachment all finished in chrome, obscure glass window to the side elevation, heated chrome towel rail, fully tiled walls and floor.

**First Floor****Landing****Bedroom Two**

14'7 x 11'7 (4.45m x 3.53m)

Window to the rear elevation, double radiator, door to eaves storage, wall mounted gas central heating and domestic hot water boiler.

**Outside****Front Garden**

Mainly designed for extensive off road parking and brick paved driveway, shrubbery area which is well stocked and enclosed with fencing to all sides offering privacy and security.

**Rear Garden**

Outside water tap, plastic shed and metal shed for storage and the rear garden is mainly laid to lawn with mature shrubs, plants and trees of various kinds offering screening and seclusion, hardstanding for patio area for alfresco dining and the garden is enclosed to all sides with fencing.

**Agents Note**

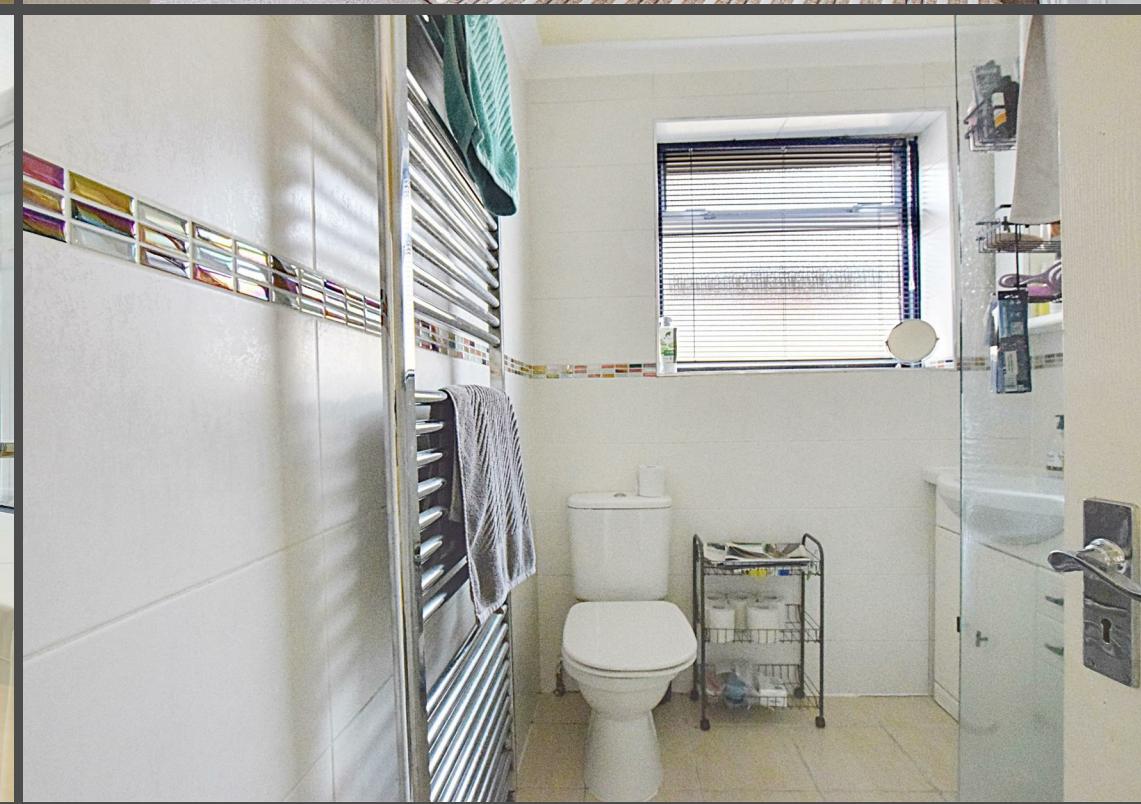
None of the services or appliances mentioned in these sale particulars have been tested.

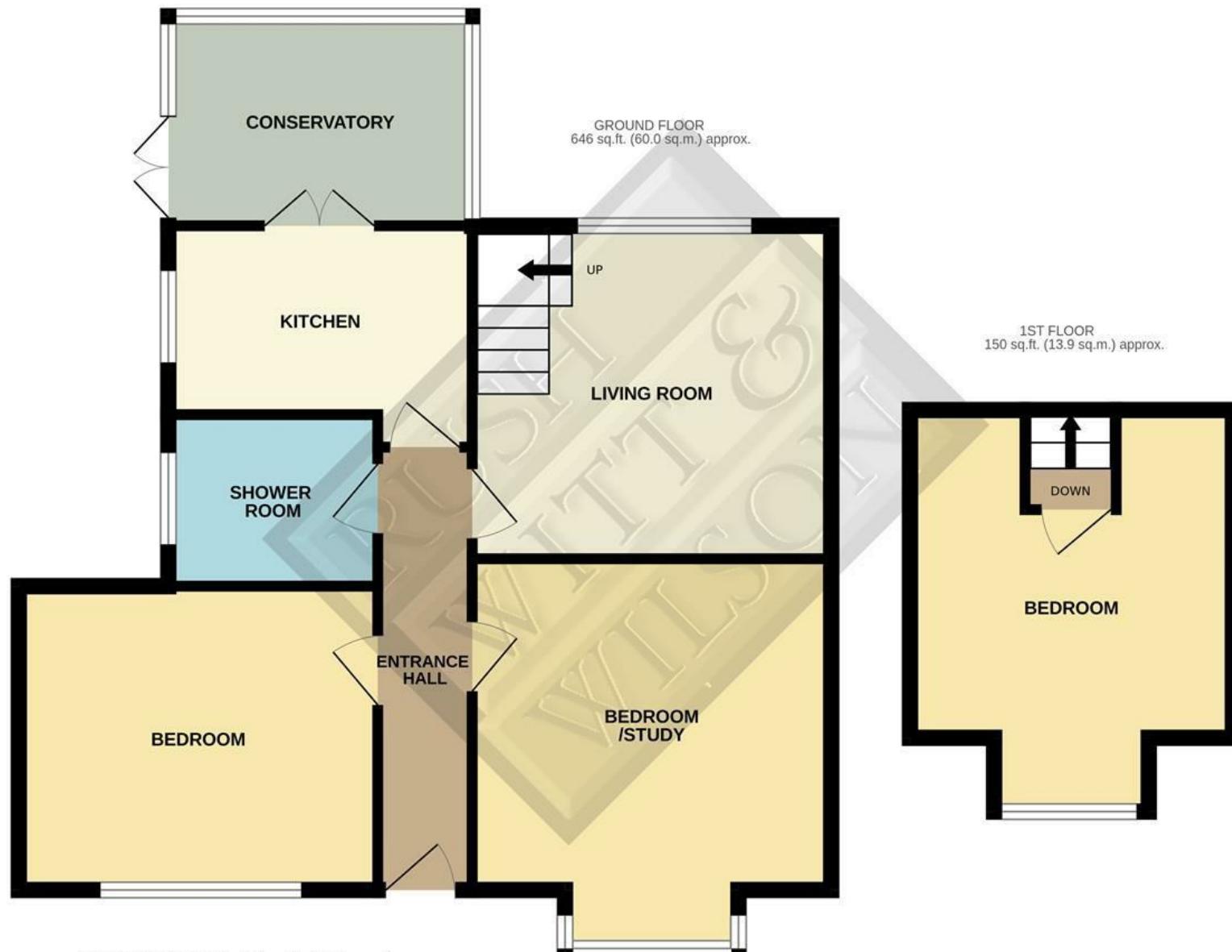
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

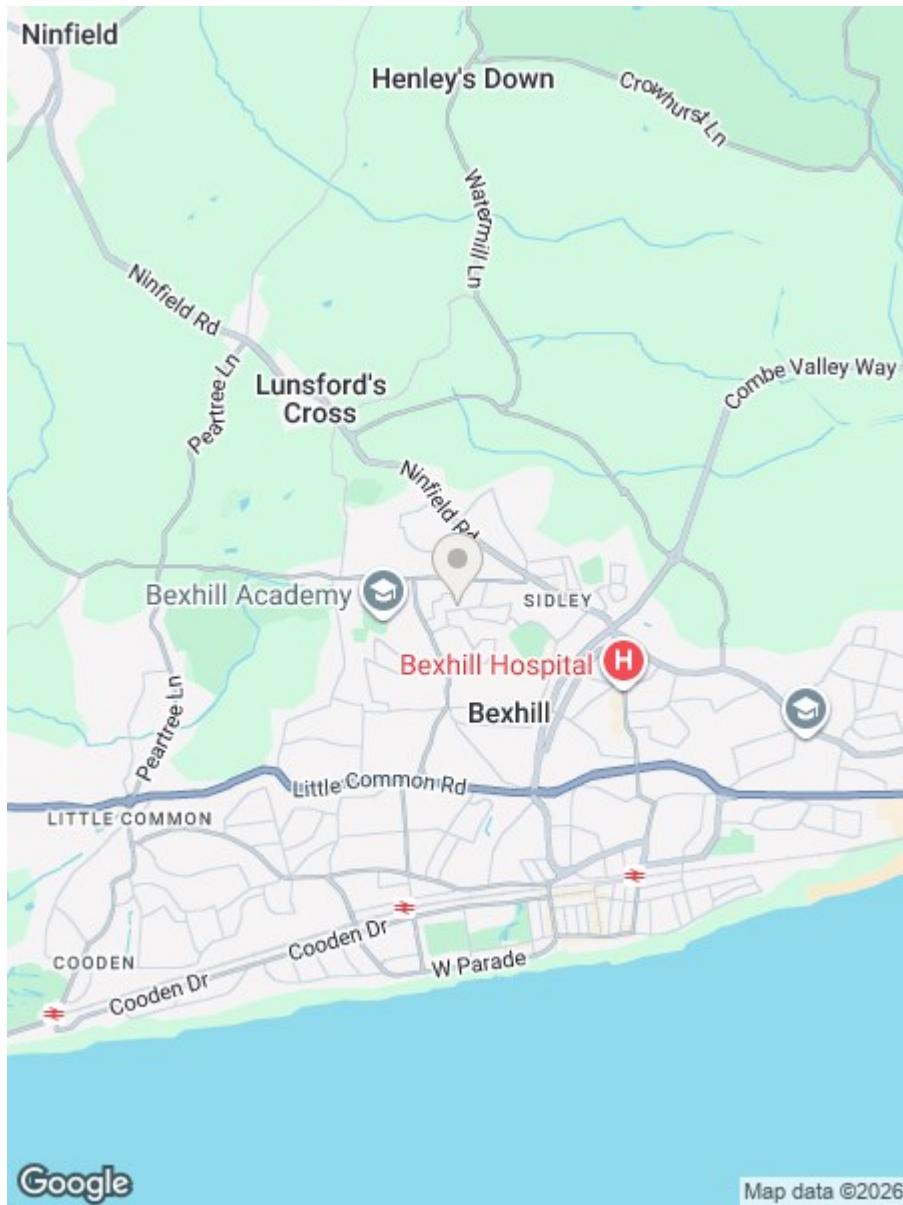
If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





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.

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| Energy Efficiency Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs<br>(92 plus) <b>A</b> |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  | 72      | 80                      |
| (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>   |         |                         |
| Not energy efficient - higher running costs                       |         |                         |
| <b>England &amp; Wales</b>  |         | EU Directive 2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating  |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very environmentally friendly - lower CO <sub>2</sub> emissions<br>(92 plus) <b>A</b> |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
| (55-68) <b>D</b>  |         |                         |
| (39-54) <b>E</b>  |         |                         |
| (21-38) <b>F</b>  |         |                         |
| (1-20) <b>G</b>   |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions                       |         |                         |
| <b>England &amp; Wales</b>  |         | EU Directive 2002/91/EC |