

**RUSH
WITT &
WILSON**



**59 Pembury Grove, Bexhill-On-Sea, East Sussex TN39 4BT
£335,000**

This exceptionally well presented semi-detached bungalow comprises two double bedrooms, bay fronted living room, kitchen/breakfast room and modern fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally, the property offers a stunning and well maintained rear garden approx 100ft in length whilst to the front of the property there is a low maintenance garden with pathway suitable for disabled access to the front door. Ideally located in this quiet and sought after residential area still within close distance to local amenities, viewing comes highly recommended by the vendors chosen sole agents at Rush Witt & Wilson Bexhill to appreciate this beautiful property in this highly desired location.



Entrance Hallway

Newly fitted composite entrance door with obscured glass panel , window to side elevation, radiator, access to loft space with loft hatch.

Lounge

13'1" x 11'0" (4 x 3.36)

Ledded light bay window to front elevation, radiator.

Kitchen/Breakfast Room

13'7" x 8'8" (4.16 x 2.66)

Window to rear elevation and french doors leading out onto rear garden, radiator, built-in larder with fitted shelving also housing electric meter and consumer unit, fitted kitchen with a range of matching wall and base level units with solid wood worktop surfaces, space for under-counter fridge and space for under counter freezer, newly fitted integrated electric oven, work top mounted gas hob with stainless steel extractor hood above, space for washing machine, integrated slimline dishwasher, stainless steel single sink with drainer and mixer tap, cupboard housing gas central heating combination boiler, bespoke fitted shelving, part tiled walls, recess ceiling spotlights.

Bedroom One

14'1" x 12'11" (4.30 x 3.96)

Ledded light bay window to front elevation, radiator, two new bespoke joinery fitted wardrobes, both comprising hanging spaces and shelving.

Bedroom Two

10'11" x 9'8" (3.34 x 2.95)

Bay window to rear elevation, radiator.

Bathroom

Obscured window to rear elevation, recently fitted radiator, white bathroom suite comprising W.C. with low level flush, pedestal mounted wash hand basin with mixer tap and tiled splash back, panel enclosed bath with mixer tap and shower attachment, part tiled walls, recess ceiling spotlights, recently fitted extractor fan.

Outside

Front Garden

Gated access to the rear of the property with newly laid patioed pathways, low maintenance front garden with lawned area, the rest of the garden is mainly shingled laid with plants and shrubs and disabled ramp access.

Rear Garden

Stunning rear garden, approximately 100ft in length, newly laid patio with steps leading up to the garden, the rest of the garden is mainly laid to lawn with some mature plant, shrub and hedge boarders, raised sun patio suitable for entertainment space and alfresco dining, two timber garden sheds, the newly laid patio them continues down the side of the property leading to the front.

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.

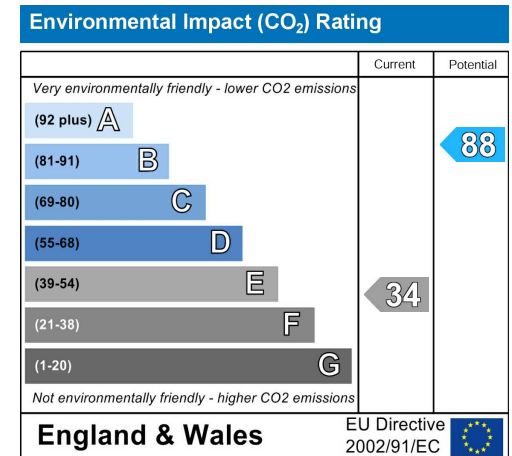
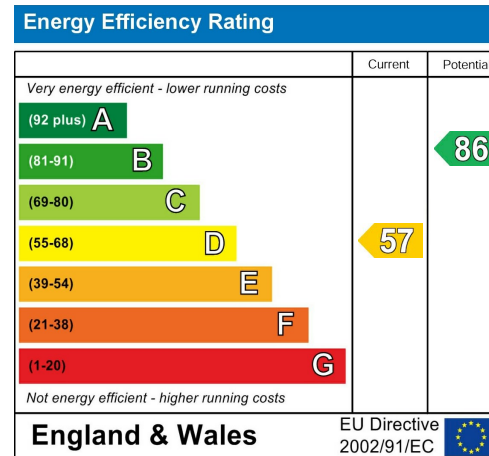




GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.

TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

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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