

**RUSH  
WITT &  
WILSON**



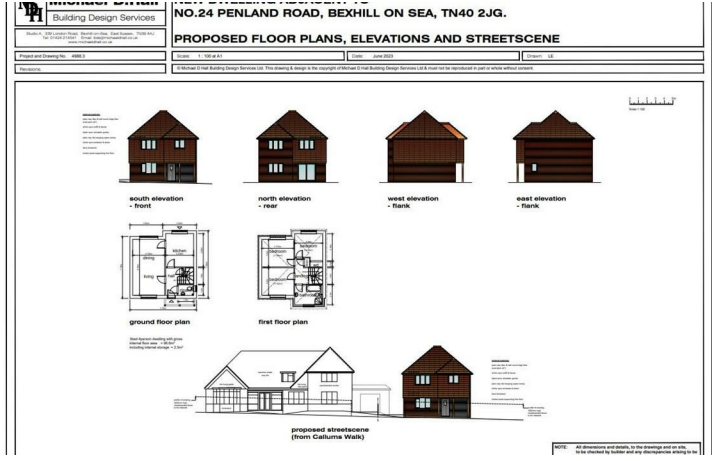
**24 Penland Road, Bexhill-On-Sea, East Sussex TN40 2JG  
£675,000**

**A rare opportunity to acquire this deceptively spacious six bedroom character chalet style house with conditional PLANNING PERMISSION GRANTED to build an additional 3 bedroom detached house on the plot.**

**The property is ideally situated on this extensive and secluded corner plot with large wrap around gardens. Offering bright and spacious accommodation throughout, the property comprises; an entrance porch, large dining/reception hall, sunroom, fitted kitchen/breakfast room, bay fronted lounge, three double bedrooms, with the master benefiting from its own walk through wardrobe and en-suite, family bathroom and separate wc all to the ground floor. To the first floor there are a further two double bedrooms, a study/single bedroom and a bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout most of the property. External the property boasts extensive private and secluded wrap around gardens to all four sides of the property. To the side of the property there is a gated driveway providing off road parking leading to the large garage.**

**Conditional Planning Permission has been granted to develop a separate three bedroom detached dwelling. Please refer to Rother District Council Planning website for more information (Planning Reference: RR/2023/1556/P).**

**Conveniently located within easy walking distance of local primary and secondary schools and Bexhill college, whilst still being only a short walk of less than one mile to Bexhill town centre, mainline rail station and seafront. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill to appreciate this spacious character property with development potential in this quiet and sought after location. Council Tax Band F.**





### **Entrance porch**

6'5" x 4'5" (1.96 x 1.36)

Obscured glass panelled solid timber front door leading to entrance porch, glass panelled internal front door and glass panelled sidelight windows leading to the hallway, tiled floor, radiator.

### **Reception/Dining Hall**

16'8" x 13'10" (5.10 x 4.24)

Two radiators, double glazed window to the side elevations, set of internal glass panelled French doors and internal glass panelled windows leading to the sun lounge.

### **Kitchen/Breakfast Room**

14'5" x 10'11" (4.41 x 3.33)

Double aspect, double glazed windows to the front and side elevations, radiator, fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces and tiled worktop surface, space for freestanding fridge/freezer, fitted gas hob with fitted extractor hood above, stainless steel bowl and half sink with drainer and mixer tap, integrated electric eye level double oven and grill, plumbing space for dishwasher, breakfast bar, door leading through to side/porch/larder, part tiled walls.

### **Side Porch**

Solid timber door to the side elevation giving access onto the side of the property, tiled floor, fitted shelving, gas meter, door to larder.

### **Walk In Larder**

Obscured single glazed window to the side elevation, fitted shelving, part tiled walls, electric meter, electric consumer unit.

### **Lounge**

17'1" x 14'4" (5.21 x 4.38)

Double glazed bay window to the side elevation and double glazed window to the front elevation, two radiators, stunning feature fireplace with open fire, herringbone parquet flooring.

### **Sunroom**

12'9" x 6'5" (3.91 x 1.98)

Double aspect, double glazed windows to the side and rear elevations with a set of double glazed French doors giving access onto the side garden, tiled floor.

### **Inner Hallway**

Stairs leading to first floor, under-stairs storage cupboard.

### **Master Bedroom**

14'4" x 10'10" (4.39 x 3.32)

Double glazed window to the side elevation, radiator, built in wardrobe with hanging space and storage cupboard above, door leading through to the walk through wardrobe.

### **Walk Through Wardrobe**

5'8" x 4'11" (1.73 x 1.50)

With fitted shelving and hanging space, door leading through to en-suite.

### **En-Suite**

Obscured double glazed window to the side elevation, vertical radiator, bathroom suite comprising low level wc, bidet, panelled enclosed bath with mixer tap, pedestal mounted wash hand basin, walk in shower cubicle with wall mounted electric power shower and shower attachment, part tiled walls.

### **Bedroom Two/Dining Room**

14'4" x 13'10" (4.39 x 4.24)

Double glazed window to the side elevation, radiator, ornamental feature fireplace, herringbone parquet flooring.

### **Bedroom Three**

9'9" x 9'6" (2.98 x 2.91)

Double glazed window to the side elevation, radiator, fitted storage cupboard with hanging space and shelving.

### **Bathroom**

Obscured single glazed window to the side elevation, radiator, pedestal mounted wash hand basin, panelled enclosed bath with wall mounted electric power shower and shower attachment, fitted bathroom cabinets with mosaic tiled top, airing cupboard housing the hot water cylinder with slatted shelving, part tiled walls, feature herringbone parquet flooring.

### **Ground Floor WC**

Obscured single glazed window to the side elevation, low level wc.

### **First Floor Landing**

#### **First Floor Bedroom One**

14'6" x 14'0" (4.43 x 4.29)

Double glazed window to the side elevation benefitting from sea views, radiator, large range of fitted bedroom furniture all comprising wardrobes with hanging space and shelving, vanity unit with wash hand basin, shelving units, overhead storage and bedside tables.

#### **First Floor Bedroom Two**

14'6" x 10'10" (4.44 x 3.32)

Double aspect, double glazed window to the rear and side elevations benefitting from partial sea views, radiator, fitted wash hand basin.

#### **Bedroom Six/Study**

9'6" x 6'0" (2.90 x 1.83)

Double glazed window to the side elevation with sea views, door providing walk in access to the large loft space.

### **First Floor Bathroom**

Double glazed window to the side elevation, radiator, panelled enclosed bath, low level wc, pedestal mounted wash hand basin, part tiled walls.

### **Outside**

With wrap around gardens surrounding the property.

### **Front Garden**

Large front garden, mainly shingled laid with extensive and mature plants, shrubs and hedging, gated access down both sides of the property leading to the two side gardens.

### **Side Garden One**

South facing mainly laid to lawn, stretching down the side of the property from front to rear, extensive and mature plants, shrubs and hedging, small raised sun patio that leads off from the sunroom, double timber gated giving access to the driveway providing off road parking leading to the large garage, the garden then continues to the rear .

### **Rear Garden**

Private and secluded rear garden that is mainly laid to lawn with extensive and mature plants, shrubs and hedging, the garden then continues around to the side garden number two.

The vendors of the property have been advised that there is further potential in the large gardens to develop a separate dwelling by removing the garage, providing usual permissions are obtained .

### **Side Garden Two**

Patio, concrete path leading down the side of the property with gated access leading to the front, tarmac and shingled laid pathway leading down the side of the property, with extensive and mature plants and shrubs, door leading into the utility room.

### **Garage**

17'1" x 13'10" (5.23 x 4.24)

With electric roller door, light and power.

### **Utility Room**

3'11" x 3'8" (1.20 x 1.12)

Laminate rolled edge worktop surface, plumbing space for washing machine, additional space for tumble dryer, wall mounted gas central heating boiler, fitted shelving.

### **Planning Permission**

Conditional planning permission has been granted to develop an additional three bedroom detached dwelling on the plot. Please refer to Rother District Council Planning Applications with reference: [R R / 2 0 2 3 / 1 5 5 6 / P](https://www.rother.gov.uk/planning-and-building-control/viewing-applications-decisions-and-appeals-online/) for more information. ( <https://www.rother.gov.uk/planning-and-building-control/viewing-applications-decisions-and-appeals-online/> )

### **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.





## Highlights

- Spacious 4,000 Sq ft Character Detached Property
- Single Storey with Inglenook Fireplace
- 4 Spacious Reception Rooms
- 4 Bedrooms, 2 Bathrooms
- Large Dual Aspect Kitchen
- Impressive Vaulted Dining Room
- Low Maintenance Indoor Swimming Pool
- Private Electric Gated In Out Drive With Oak Double Garage.
- Highly Desirable Semi-rural Location Close To The Sea And Amenities
- Future Development Option For Additional House In The Grounds



GROUND FLOOR  
1624 sq.ft. (150.9 sq.m.) approx.



1ST FLOOR  
1068 sq.ft. (99.2 sq.m.) approx.



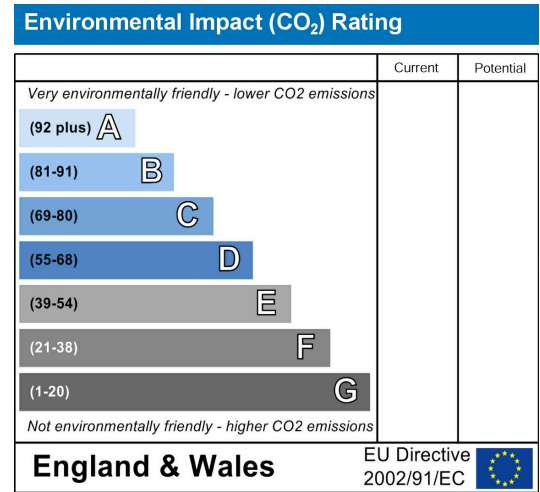
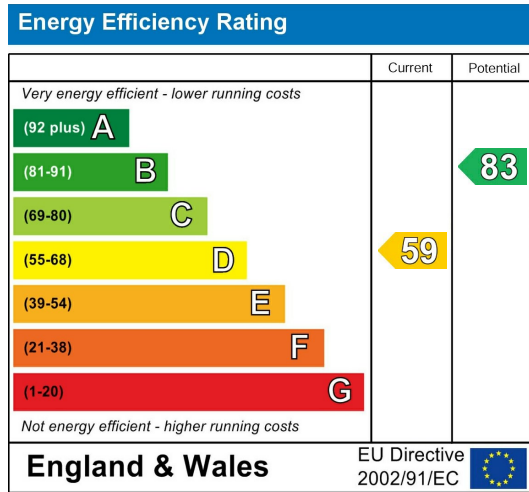
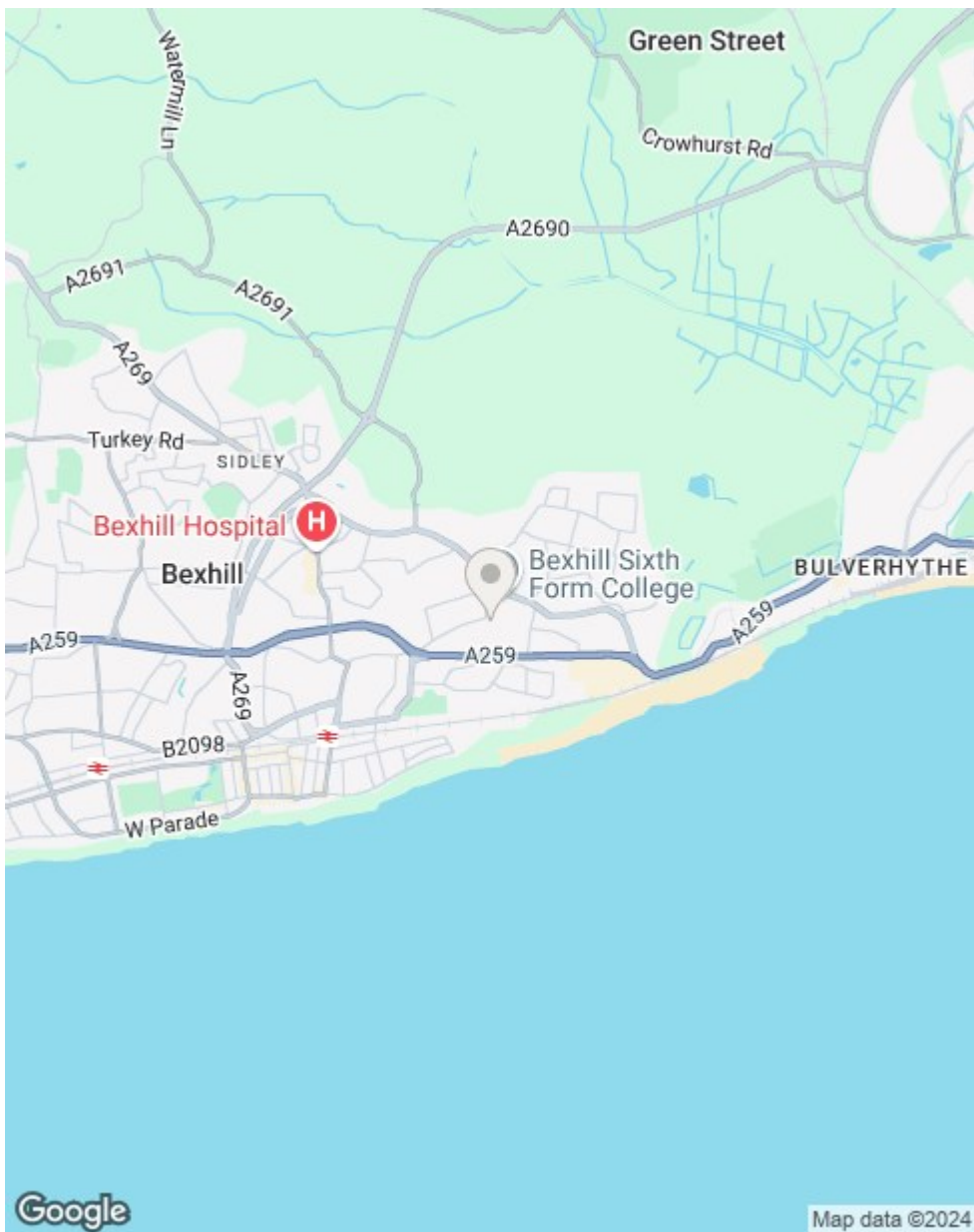
TOTAL FLOOR AREA : 2692 sq.ft. (250.1 sq.m.) approx.

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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### Future Development Option

The current owners enjoy the property and gardens as they are. However, mindful of future potential development options for new owners, full planning permission has been granted to build an architect-designed character 3 bedroom single story home within the grounds. Full Planning Permission - Rother District Council RR/2024/239/P.





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