

**RUSH  
WITT &  
WILSON**



**2a Pembury Grove, Bexhill-On-Sea, East Sussex TN39 4BX  
Guide Price £399,000**

**A bright and spacious two bedroom detached bungalow with gas central heating system, double glazed windows and doors, sun room, kitchen/ breakfast room, bathroom room and additional cloakroom, private front and rear gardens, long single garage, in need of some refurbishment, VACANT POSSESSION. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.**



**Entrance Porch**

Windows to the front side elevation

**Entrance Hallway**

Single radiator, built in airing cupboard,

**Cloak Room**

W/C with low level flush, part tiled walls, obscured glass window overlooking the rear elevation

**Living Room**

18'6" x 11'0" (5.65 x 3.36)

Windows to front and rear elevation, door leading to sun room, two double radiators, stone fire place, serving hatch through from kitchen

**Sun Room**

19'1" x 5'1" (5.83 x 1.57)

Overlooking the rear garden with patio doors, separate door leading to garage

**Kitchen/Breakfast Room**

13'10" x 7'10" (4.24 x 2.41)

Window and Door overlooking and leading out to rear garden, kitchen comprising a range of base and wall units with laminate work tops, one and half bowl sink with mixer tap, plumbing for washing machine, integrated double oven and grill, breakfast bar with single radiator, walk in larder cupboard with plumbing for washing machine or dishwasher, obscured glass window to rear elevation, shelving

**Bedroom One**

12'7" x 11'11" (3.84 x 3.65)

Window to front elevation, single radiator, full fitted bedroom suite comprising bedside cabinets, display shelving, wardrobe cupboards, additional draws

**Bedroom Two**

10'4" x 12'11" (3.15 x 3.96)

Window to rear elevation, double radiator

**Bathroom**

Suite comprising W/C low level flush, wall mounted wash hand basin, chrome heated towel rail, walk in shower with chrome controls and chrome shower head, obscured glass window overlooks front elevation, full tiled walls

**Front Gardens**

Mainly laid to lawn, retaining walls and fencing, established shrubs, flowers and trees, off road parking available on drive-way

**Rear Garden**

East elevation, mainly laid to lawn with a large patio area suitable for alfresco dining, all enclosed with fencing all sides, shrub and flowers beds, outside water tap, side access available

**Garage**

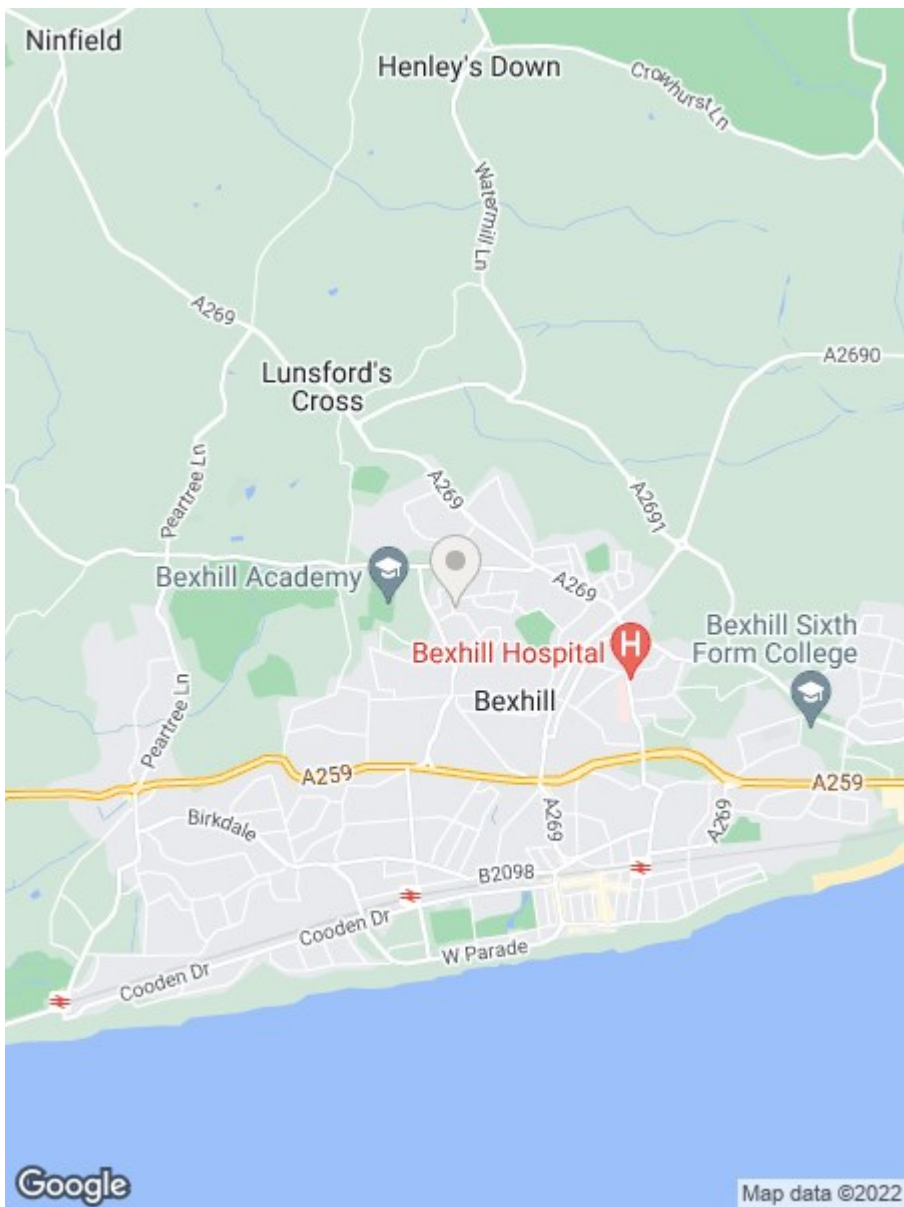
One and half size single garage in length, storage in eaves spaces and obscured glass window overlooks side elevation, power & light

**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.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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