

RUSH
WITT &
WILSON



5 Kennedy Road, Bexhill-On-Sea, TN40 1TB
Offers In Excess Of £325,000 Freehold

A beautifully presented three bedroom detached family home with a modern kitchen and bathroom, garage, private front and rear gardens, no onward chain. Other features include gas central heating system, double glazed windows and doors throughout, presented to an excellent standard. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Entrance Hallway

Entrance door, built in cloaks cupboard, doors off to the following:

Living Room

18'5 x 11'4 (5.61m x 3.45m)

Windows to the front and side elevations, two double radiators, lithium flame coal effect gas fire set in an ornate surround.

Dining Room

9'2 x 10'0 (2.79m x 3.05m)

Window to the rear elevation, door to side, double radiator.

Kitchen

9'7 x 8'6 (2.92m x 2.59m)

A modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktop surfaces, one and a half bowl sink with side drainer and mixer tap, tiled splashbacks, integral oven and grill with electric hob, extractor canopy and light above, space and plumbing for dishwasher, utility cupboard with space and plumbing for washing machine., understairs storage cupboard, window to the rear elevation.

First Floor

Landing

Access to loft space, window to the side elevation, built in linen cupboard, doors off to the following:

Bedroom One

12'1 x 9'10 (3.68m x 3.00m)

Windows to the front and side elevations, double radiator, built in wardrobe cupboard.

Bedroom Two

10'8 x 9'7 (3.25m x 2.92m)

Window to the rear elevation, double radiator, built in wardrobe cupboard.

Bedroom Three

7'7 x 7'4 (2.31m x 2.24m)

Window to the front elevation, double radiator.

Bathroom

Panel enclosed bath with shower screen, hand shower attachment, pedestal wash hand basin, part tiled walls double radiator, obscure glass window to the rear elevation.

Separate WC

Low level wc, double radiator, tiled splashback, obscure glass window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn.

Rear Garden

Mainly laid to lawn and is enclosed by fencing, patio area suitable for alfresco dining and entertaining, well stocked shrub and flower beds, gate to the rear giving access to the garage.

Garage

Up and over door, power and light connected.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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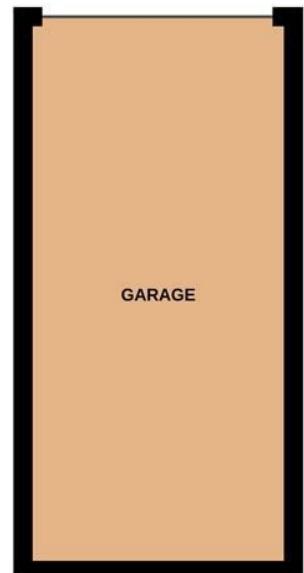
GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



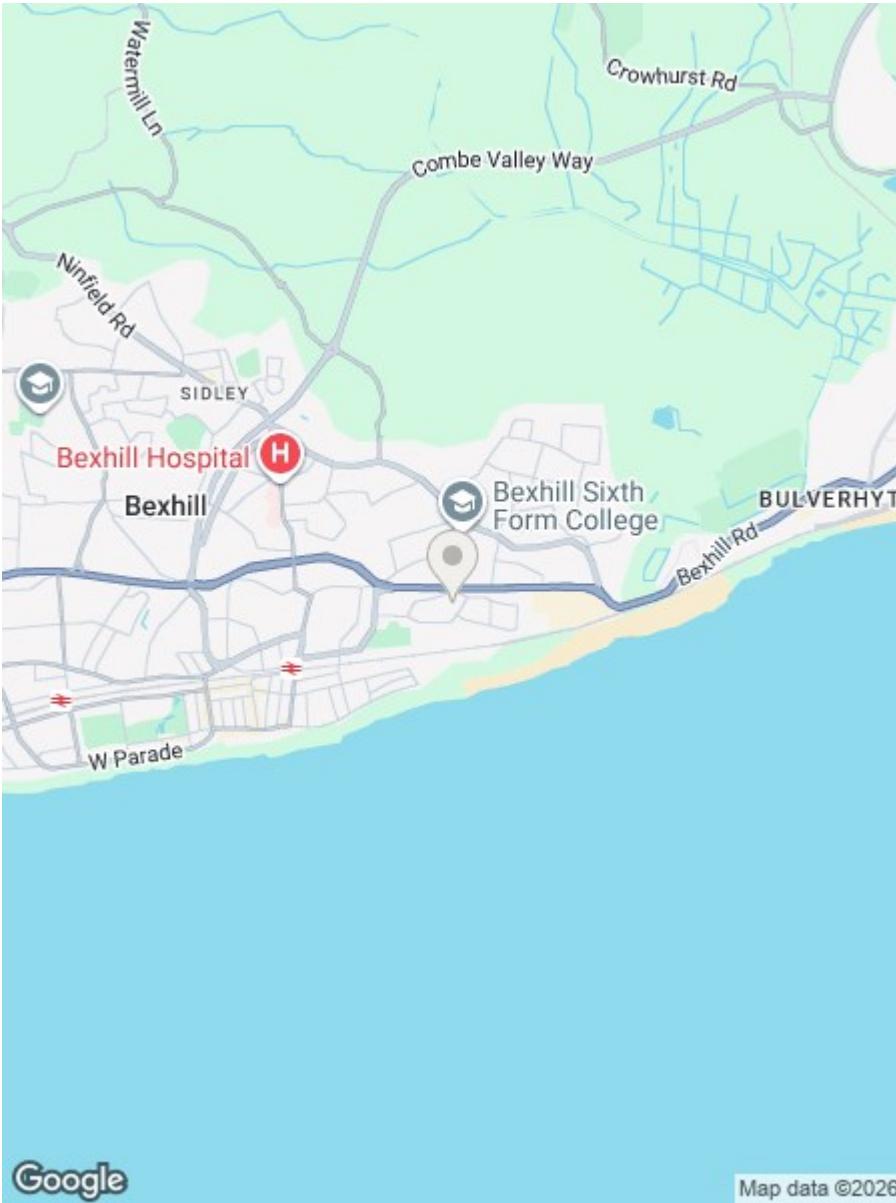
DETACHED GARAGE
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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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Residential Estate Agents
Lettings & Property Management



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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