



28 Pembury Grove, Bexhill-on-Sea, East Sussex, TN39 4BX

A Well Presented & Recently Refurbished Character Bungalow Set Within A Good Size South Facing Plot
£335,000 - Freehold

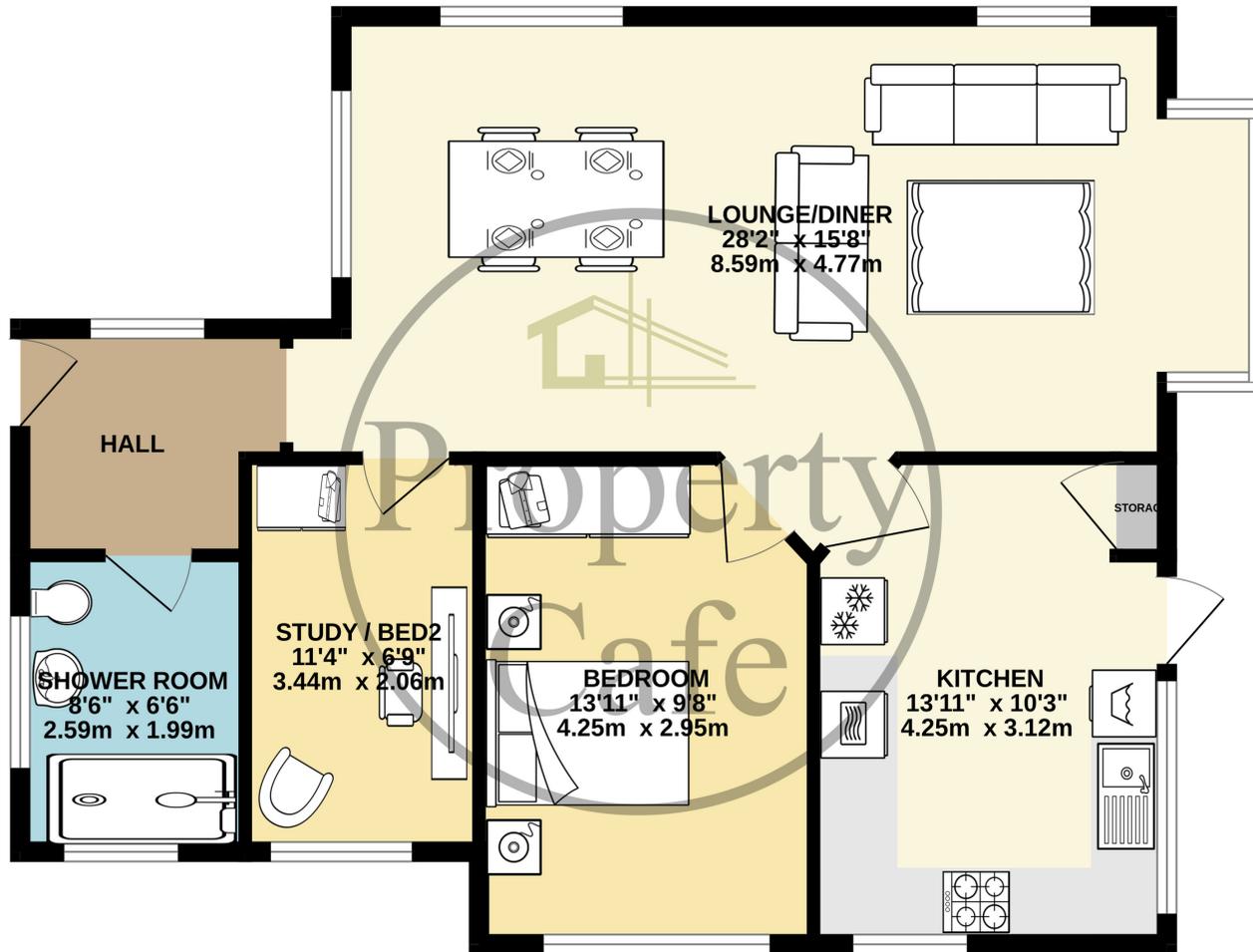




The Property Café is delighted to offer this charming two-bedroom detached bungalow, set in a quiet and sought-after residential area of Bexhill. The property is move-in ready while offering potential to extend to the rear or into the roof space (subject to consents). Inside features a bright hallway leading to a spacious 26ft triple-aspect lounge/dining room, a well-proportioned main bedroom, a second bedroom currently used as a home office, a modern fitted kitchen with integrated appliances, and a walk-in shower room. Outside boasts a private south-facing garden with lawn, mature planting, and a gravel patio area. The generous plot also provides driveway parking for several vehicles and gardens to the front, side, and rear. Additional benefits include gas central heating with a new Worcester boiler, upgraded loft insulation, and an updated consumer unit. Ideally located close to schools, local shops, and transport links. Viewings highly recommended.



GROUND FLOOR
787 sq.ft. (73.2 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.2 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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Bedrooms: 2
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (68)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		84
(69-80)		
C		
(55-68)	68	
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated on the outskirts of Bexhill Town & close to Sidley Town Centre within a popular & quiet residential area. There are excellent shopping & transport facilities close by. Sidley Town Centre offers both independent & main brand shops offering an array of services. You will also find main bus routes into the town centre close by & Bexhill Mainline railway station is only 1.5 miles away offering excellent regular routes into Hastings, Eastbourne, Brighton, Gatwick & London. The new link road is within easy driving distance which dramatically reduces the travel time to the A21 and the Conquest Hospital.

- Lovely Bright & Spacious Character Bungalow
 - 26ft Triple Aspect Through Lounge-Diner
 - Two Well Presented Bedrooms
 - Modern Well Presented Shower Room
 - Mature & Well Stocked South Facing Rear Garden
- Drive Offering Ample Parking To The Front
 - Gas Fired Central Heated
 - An Original 'Larkin' Built Bungalow
- A Good Size Plot To Front, Side & Rear
- Close To Excellent Schools & Shops
- Easy Access To The New Link Roads
 - Sought After & Peaceful Location
 - Internal Viewing Recommended
- Call Our Bexhill Team on 01424 224488
 - Modern fitted kitchen