



11b The Finches, Bexhill-on-Sea, East  
Sussex TN40 1UF



## PROPERTY DESCRIPTION

Chain Free. A three bedroom end of terraced house situated in a cul-de-sac within the highly sought after Penland Wood area of Bexhill just a short walk from the seafront and within close proximity of the town centre and Ravenside. The accommodation comprises; entrance hall, 23' lounge/dining room, fitted kitchen, sun room, three bedrooms and a family bathroom. Outside there is a good size garden, plenty of off road parking and a garage with electric up and over door and internal access. EPC - TBC.

## FEATURES

- Three Bedroom End Of Terrace House
- 23' Lounge/Dining Room
- Cul-De-Sac Within Penland Wood
- Garage With Electric Up And Over Door
- Sun Room
- Ample Off Road Parking
- Good Size Garden
- Short Walk To The Beach
- Chain Free
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door, stairs rising to the first floor, radiator, cupboard housing fuse box and electric meter.

### Lounge/Dining Room

23' 2" x 11' 10" increasing to 14' 11" then reducing back to 8' 10" (7.06m x 3.61m increasing to 4.55m then reducing back to 2.69m) A dual aspect room with double glazed windows to the front and rear, two radiators, under-stairs cupboard.

### Kitchen

8' 9" x 8' 9" (2.67m x 2.67m) Double glazed window and glazed door to the rear, fitted kitchen comprising; a range of laminate working surfaces with inset electric hob and concealed extractor fan over, inset stainless steel sink and drainer unit with mixer tap, a range of matching wall and base cupboards with fitted drawers, built-in eye level electric oven and microwave, radiator.

### Sun Room

18' 9" x 6' 2" (5.71m x 1.88m) Glazed windows and door to the rear leading to the garden, door to the garage, power points.

### First Floor Landing

Airing cupboard with water cylinder and shelving, large over-stairs cupboard.

### Bedroom One

11' 9" x 11' 0" (3.58m x 3.35m) Double glazed window to the front, radiator.



### Bedroom Two

11' 11" x 11' 9" max (3.63m x 3.58m max) Double glazed window to the rear, radiator.

### Bedroom Three

7' 6" x 5' 10" (2.29m x 1.78m) Double glazed window to the front, radiator.

### Bathroom

Double glazed frosted glass window to the rear, low level WC, wash hand basin with mixed tap and cupboard under, panelled bath with folding screen, mixer tap and shower over, wall mounted gas fired boiler.

### Garage

21' 4" x 9' 6" (6.50m x 2.90m) Accessed via electric up and over door, window to the rear, power points, lighting.

### WC

Low level WC.

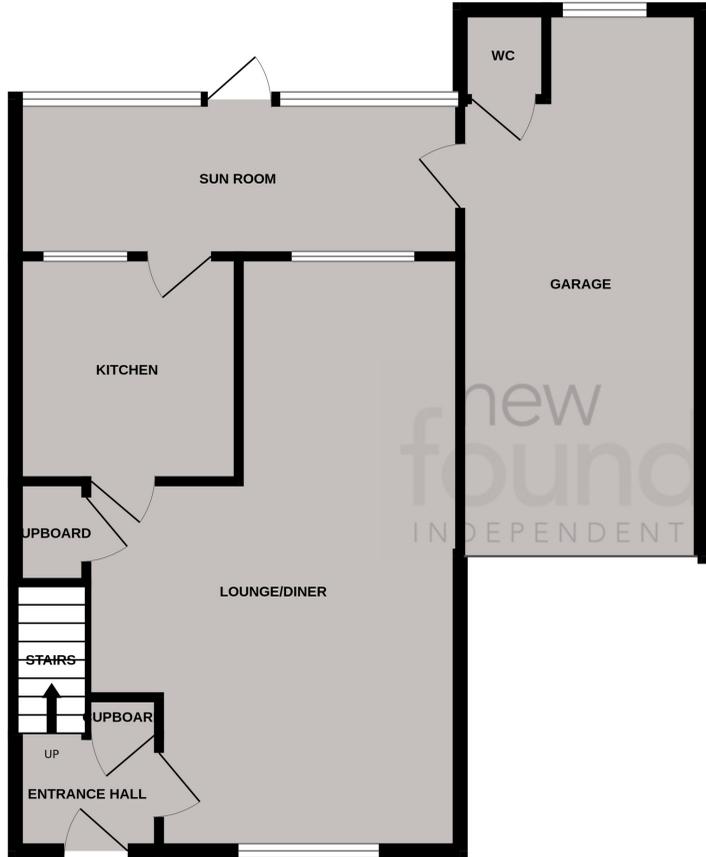
### Outside

To the front there is a large paved area with off road parking for several vehicles and leads to the garage, gated side access, areas of front garden laid to lawn.

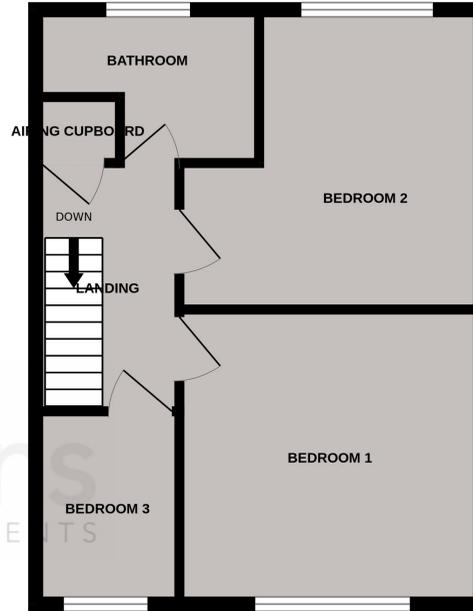
There is a good size rear garden with large block paved areas, two timber framed sheds, gated side access, mature trees, raised brick bed, area laid to lawn.

# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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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