



3 Venture Close, Bexhill-on-Sea, East  
Sussex TN40 1TU



## PROPERTY DESCRIPTION

An opportunity to acquire a good sized, three bedroom detached bungalow situated in this sought after location in 'Penland Wood'. Benefitting from NO ONWARD CHAIN, other notable features of this property include; westerly facing private rear garden of which backs directly onto woodland, off road parking with space for three cars and additional garage, good sized Living Room/Diner, walking distance to Bexhill Seafront. EPC - Awaited

## FEATURES

- Three Bedroom Detached Bungalow
- Walking Distance To Bexhill Seafront
- Desirable Cul-de-Sac Location
- Bathroom With Separate W/C
- Private Rear Garden
- Off Road Parking
- Garage
- Ideal Penland Wood Position
- To Be Sold With No Onward Chain
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Hall

Double glazed front door with frosted sides screen leading to entrance hall with radiator, double storage cupboard, door leading to living room.

### Living Room

21' 6" narrowing to 11'6" x 17' 5" narrowing to 9'7" (6.55m x 5.31m) With double glazed sliding door leading onto rear garden with double glazed windows to either side and further double glazed window overlooking the rear garden, radiator, electric fire, TV point.

### Kitchen

12' 5" x 9' 7" (3.78m x 2.92m) With double bowl stainless steel sink unit with mixer tap and cupboard under, range of working surfaces with matching wall mounted cupboards, part wood panelling to walls, built in four ring AEG gas hob, tall boy housing electric double oven, space for freestanding fridge freezer, three built-in storage cupboards with shelving, space for washing machine, space for tumble dryer, double glazed window having an outlook over the side of the property with double glazed door.

### Bedroom 1

12' 1" to rear of wardrobe x 11' 8" (3.68m x 3.56m) With double glazed window having an outlook over the front of the property with mirror fronted sliding wardrobes running the length of one wall and radiator.

### Bedroom 2

11' 8" x 9' 1" (3.56m x 2.77m) With double glazed window having an outlook over the front of the property, radiator, mirror fronted wardrobes.

### Bedroom 3

9' 4" x 8' 3" (2.84m x 2.51m) Double glazed window giving views over the side of the property, radiator.

### Bathroom

With panelled bath with independent Mira shower over, part tiled walls, pedestal wash hand basin, frosted glass double glazed window, heated towel rail, cupboard housing hot water cylinder.

### Separate WC

With wash hand basin and tiled splashback, separate low level WC, radiator, frosted glass double glazed window.

### Outside

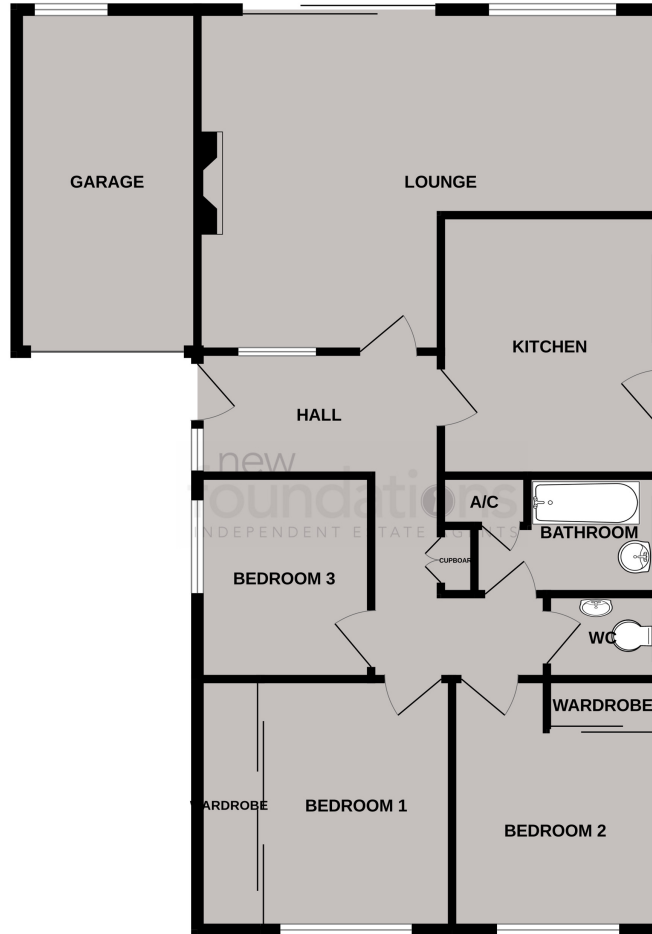
To the rear of the property, there is a good sized westerly facing garden which measures approximately 39ft in width and 35ft in depth which is primarily laid to lawn with some areas of patio, timber shed access down both sides of property lead to the front, with a good sized driveway leading up to a single garage.

### Garage

Accessed via electrically operated up and over door with wall mounted Worcester gas boiler, with frosted glass double glazed window, having power and light.

# FLOORPLAN

## GROUND 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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