



79 Pembury Grove, Bexhill-on-Sea,
East Sussex TN39 4BT



PROPERTY DESCRIPTION

A well presented older style 2 bedroom semi detached bungalow situated in this popular West Bexhill location in an area predominantly of other bungalows. Notable benefits include modern kitchen and bathroom fittings, private driveway and good sized rear garden. EPC- D

FEATURES

- Attractive older style bungalow
- Well presented
- Good sized lawned garden
- Private driveway
- Popular location
- Close Canada Way recreation ground
- Double glazing and gas boiler and radiators
- Council tax - C





ROOM DESCRIPTIONS

Entrance Hall

Double glazed door leading to enclosed entrance porch with double glazed side screen, further door leading to entrance hall with double glazed window having outlook to the side of the property, radiator, hatch to loft space with wooden loft ladder leading to a mainly boarded loft, door to shelved storage cupboard, part tiled floor.

Living Room

14' into bay x 12' 10" (4.27m x 3.91m) With double glazed bay window having outlook to the front to the property, two radiators, TV point, spotlights.

Kitchen

11' 6" x 8' 11" (3.51m x 2.72m) With a range of modern fittings comprising; single bowl stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built in electric oven with four ring hob over and extractor hood above, space for washing machine, space for freestanding fridge freezer, cupboard housing wall mounted combination boiler, frosted glass double glazed window, double glazed door leading onto rear garden, double glazed window with outlook over rear garden.



Bedroom 1

13' 2" x 10' 8" (4.01m x 3.25m) With double glazed window having outlook to the front of the property, radiator, spotlights.

Bedroom 2

10' 11" x 9' 7" (3.33m x 2.92m) With double glazed window having outlook over the rear of the property, radiator, spotlights

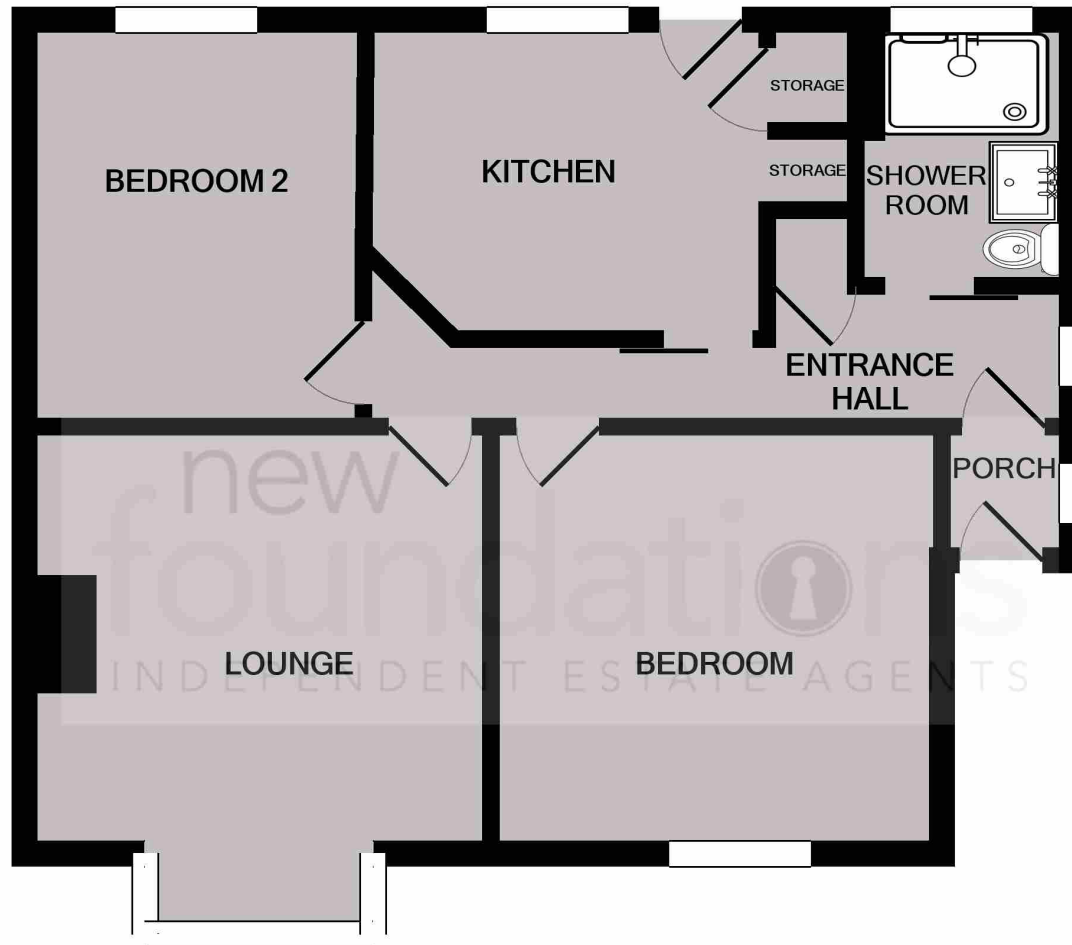
Bathroom

With a range of modern fittings comprising; tiled shower tray with independent shower over, concealed cistern low-level WC, wash hand basin with storage cupboards below and to one side, fitted mirror, tiled walls, tiled floor, radiator, frosted glass double glazed window.

Outside

To the rear of the property there is a mainly lawned area of garden with an area of patio, there is also a timber shed, outside tap, two greenhouses, screened by hedging, access down one side of the property leading to the front, with a brick paved driveway with parking for several cars.

FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	61	
(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	

