



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 present to the market this beautifully refurbished two-bedroom detached bungalow, perfectly positioned in a quiet and sought-after residential area of Bexhill.

This home is truly move-in ready, having been comprehensively updated both inside and out, yet still offers exciting potential to extend — either to the rear or upwards into the generous roof space (subject to the necessary consents).

**Accommodation & Key Features:** Upon entering, you are welcomed by a bright and inviting inner hallway which leads into the heart of the home — a superb 26ft triple-aspect lounge/dining room. Flooded with natural light, this space provides a wonderful setting for both everyday living and entertaining.

The property offers two well-proportioned bedrooms, with the second currently utilised as a home office — perfect for today's flexible working needs. The modern, newly-fitted kitchen is a true highlight, featuring an induction hob, electric oven, integrated dishwasher, and a stylish range of units. A contemporary walk-in shower room completes the internal accommodation, designed for both comfort and practicality.

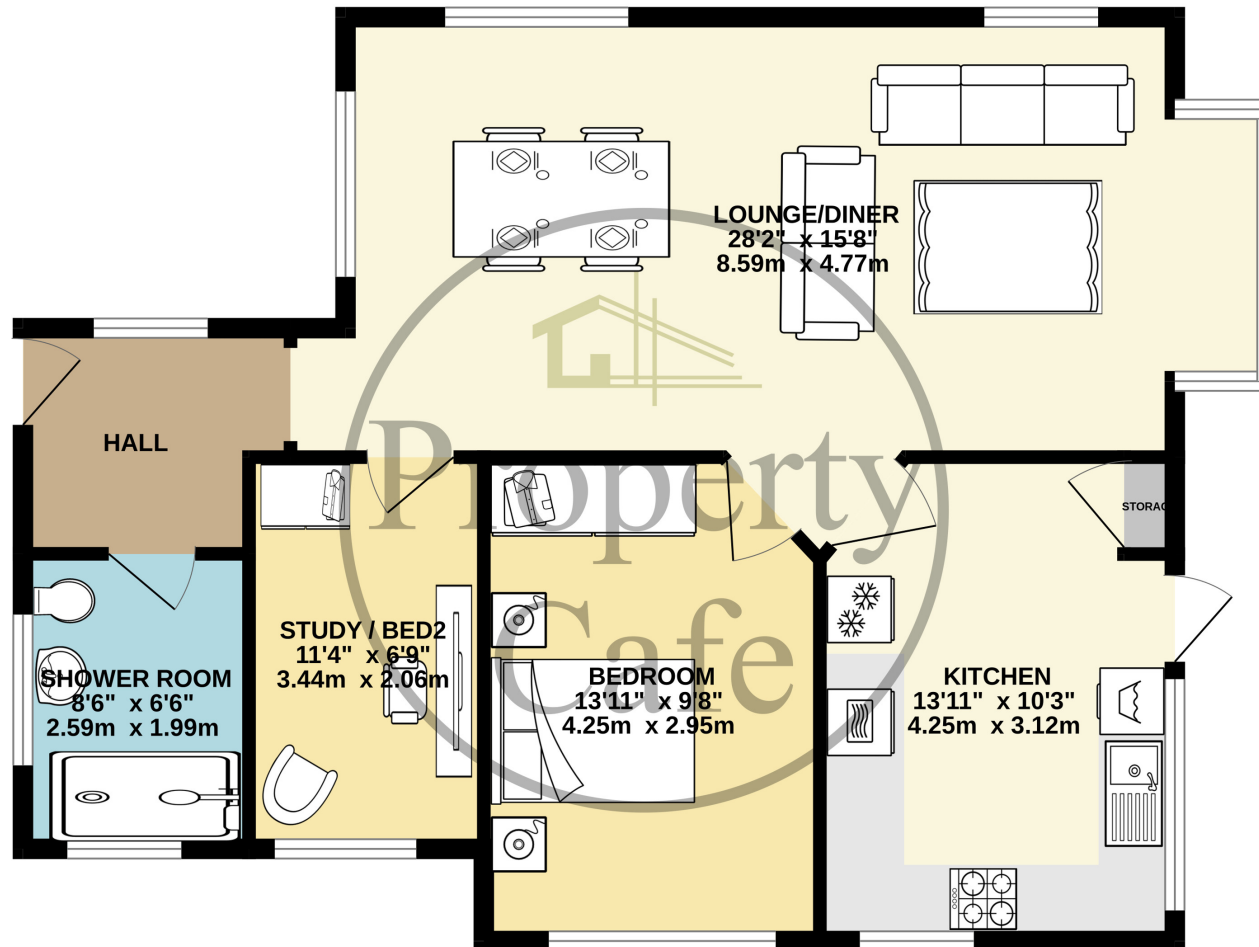
**Outdoor Space:** The south-facing rear garden is a private and peaceful retreat, mainly laid to lawn and bordered by a variety of mature trees, shrubs, and colourful flower beds. A charming gravelled patio area makes the perfect spot for morning coffee, afternoon relaxation, or alfresco dining. The property sits on a generous plot, with driveway parking for several vehicles and gardens to the front, side, and rear. **Additional Benefits:** Gas-fired central heating with a brand new Worcester boiler, Hive-compatible. Upgraded loft insulation for improved energy efficiency. Newly replaced wall ties with all external brickwork professionally repointed. Updated electrical consumer unit. All internal walls replastered to a high standard.

**Location:** Ideally situated close to excellent local schools, convenient shopping facilities, and reliable transport links, this property offers both tranquillity and practicality for everyday living. **Viewings are highly recommended to fully appreciate the quality and potential this home offers. Please contact our Bexhill Team today on 01424 224488 to arrange your appointment.**





**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                                                                           |
| Very energy efficient - lower running costs |         |                                                                                     |
| (92+) <b>A</b>                              |         |                                                                                     |
| (81-91) <b>B</b>                            |         |                                                                                     |
| (69-80) <b>C</b>                            |         |                                                                                     |
| (55-68) <b>D</b>                            | 68      |                                                                                     |
| (39-54) <b>E</b>                            |         |                                                                                     |
| (21-38) <b>F</b>                            |         |                                                                                     |
| (1-20) <b>G</b>                             |         |                                                                                     |
| Not energy efficient - higher running costs |         |                                                                                     |
| 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
    - Recently Refurbished Throughout
  - 26ft Triple Aspect Through Lounge-Diner
    - Two Well Presented Bedrooms
    - Modern Newly Fitted Kitchen
    - 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