



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

Beautifully Presented Detached Bungalow In A Sought After Position Of Penland Wood £475,000 - Freehold

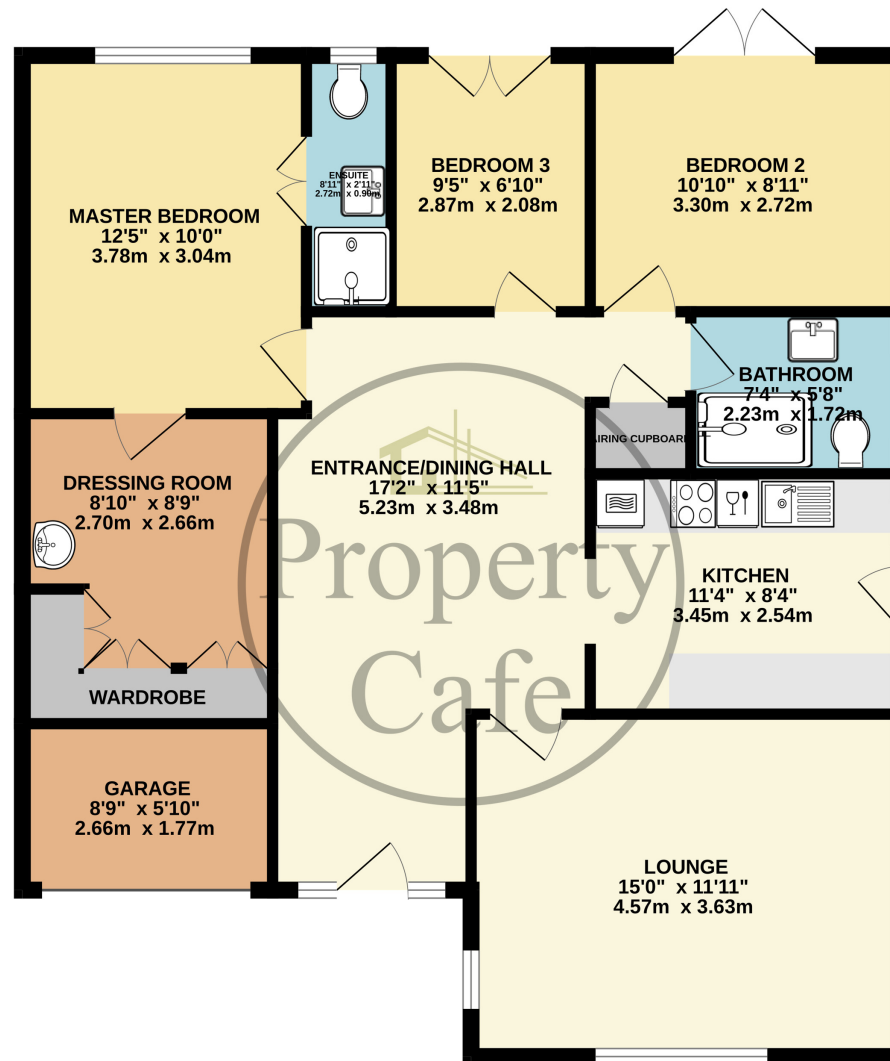




Property Cafe are delighted to present to the market this immaculately presented, three bedroom detached bungalow for sale, located within an extremely popular 'Penland Wood' cul de sac, walking distance to Bexhill's town centre and Promenade. Accommodation and benefits include; A light & airy entrance leading into a dining/reception hall, an excellent space when hosting friends and family; Spacious dual aspect lounge; Modern fitted kitchen with ample cupboard & worktop space in addition to integrated appliances including, oven, microwave and dishwasher; Three well proportioned bedrooms, the master boasting an en-suite shower room as well as walk-in dressing room fitted with wardrobes and plumbing for a washing machine; Family bathroom comprising of an double walk in shower cubicle, wash basin, WC & heated towel rail. Externally the bungalow offers generous and manicured front & rear gardens with areas of patio, lawns and flower beds in addition to a well maintained shed, outside tap, three water butts and greenhouse; A small garage excellent for safe storage and electric roller door; Off-road parking for at least two cars via a block paved driveway. The property is offered for sale in excellent decorative order throughout in neutral colour schemes, gas central heated, double glazed and chain free. We recommend you view at your earliest convenience.




## 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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**Bedrooms:** 3  
**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 (65)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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 in a sought after position of Penland Wood, a residential pocket of Bexhill close by to the town centre. Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Detached Bungalow For Sale
  - Spacious Lounge & Additional Dining Hall
    - Modern Fitted Kitchen
- Master Bedroom With Dressing Room & En-Suite
  - Garage & Off-Road Parking For Several Cars
    - Manicured Front & Rear Gardens
- Gas Central Heated & Double Glazed
  - Immaculately Presented Throughout
- Sought After 'Penland Wood' Location Walking Distance To Town Centre & Seafront
  - Sold Chain Free
  - Viewing Highly Recommended