

**RUSH  
WITT &  
WILSON**



**20 Penhurst Drive, Bexhill-On-Sea, East Sussex TN40 2SR**  
**Guide Price £375,000**



**Stunning two double bedroom detached bungalow tucked neatly away in a quiet secluded position. The accommodation comprises of a living room with ornate fireplace, beautiful southerly facing uPVC conservatory and kitchen as well as two double bedrooms and bathroom. Other benefits include gas central heating system, double glazed windows and doors and private front and rear gardens. There is also an extended garage with a studio. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



**Entrance Porch**

With entrance door with glass window to the front elevation, double radiator, access to roof space, built-in utility storage cupboard with plumbing for washing machine and houses the gas central heating domestic hot water combination boiler.

**Living Room**

15'4" x 11'3" (4.68m x 3.45m )  
Window to the rear elevation, double radiator, ornate fireplace with Living Flame electric coal effect fire.

**Conservatory**

11'10" x 11'1" (3.61m x 3.39m )  
uPVC double glazed construction, with door leading out to the rear garden.

**Kitchen**

12'0" x 9'8" (3.68m x 2.96m )  
Window overlooks the rear garden, door to side. Fitted kitchen comprising range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for dishwasher, integrated oven and grill with electric hob. Integrated oven and grill with electric hob, extractor canopy and light above. Additional built-in larder cupboard and space for fridge/freezer and tiled floor and tiled splashbacks.

**Bedroom One**

15'2" x 11'5" (4.62m x 3.48m )  
Window to the front elevation, double radiator. Fitted bedroom furniture comprising wardrobes, bedside cabinets and shelving as well as overhead storage cupboards.

**Bedroom Two**

11'8" x 9'10" (3.58m x 3m )  
Window to the front elevation and double radiator.

**Bathroom**

Full suite comprising modern panelled bath with hand shower attachment, w.c. with low level flush, heated chrome towel rail, walk-in shower cubicle with sliding door chrome controls, chrome shower head, wall mounted wash hand basin with vanity unit beneath. Tiled walls.

**OUTSIDE**

**Front Garden**

Extensive off road parking on block paved driveway and this is enclosed with fencing to all sides offering privacy and seclusion, driveway leads to the garage.

**Rear Garden**

Southerly sunny aspect and is mainly laid to lawn with a large timber framed shed, large patio areas for alfresco dining, outside water tap and all enclosed with fencing to all sides. There are a combination of mature shrubbery and plants of various kinds.

**Garage**

20'10" x 10'7" (6.36m x 3.23m )  
The garage is extended and has an electrically operated up and over door, power and light. To the rear there is a workshop studio connected to the garage.

**Studio/ Office/ Workshop**

10'3" x 8'9" (3.14m x 2.67m )  
Window and door leading out to the rear garden and power and light.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

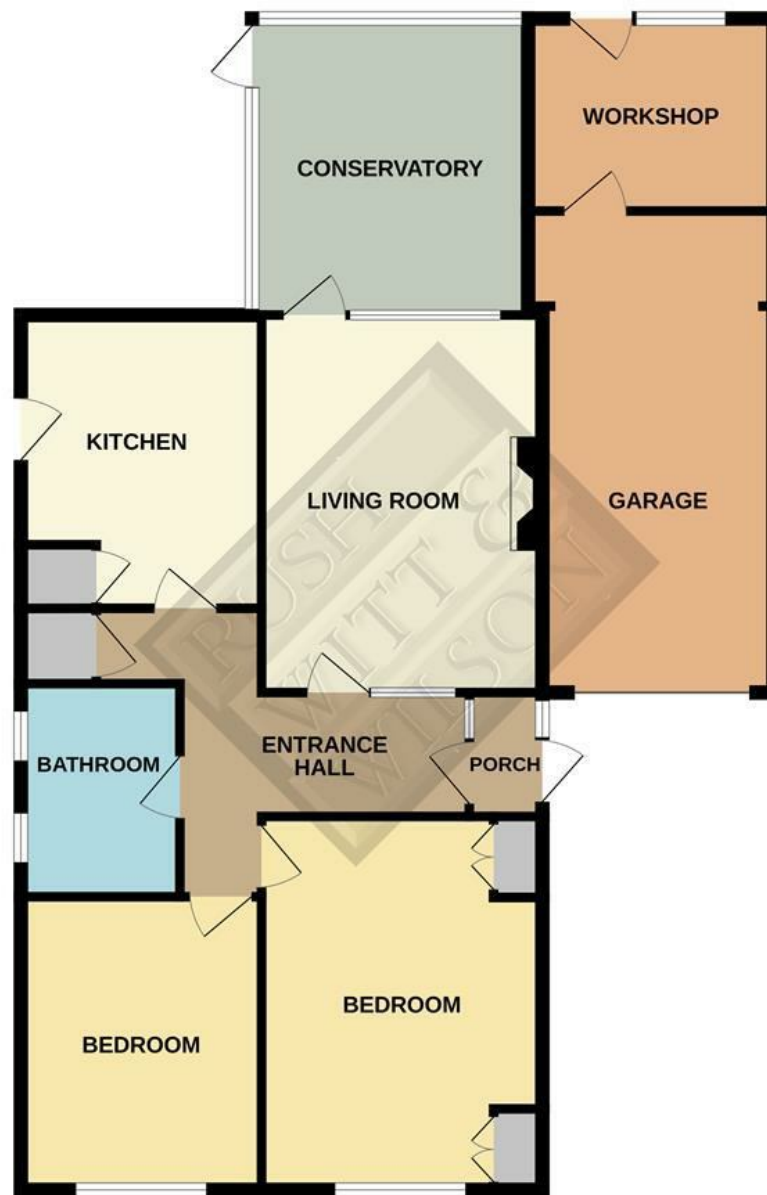
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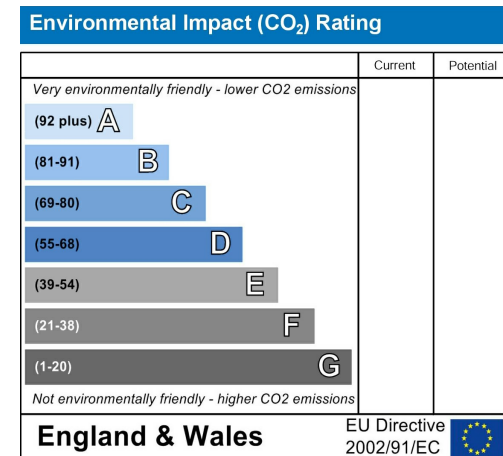
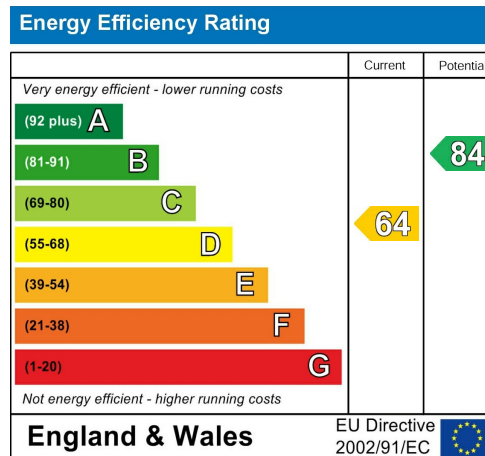
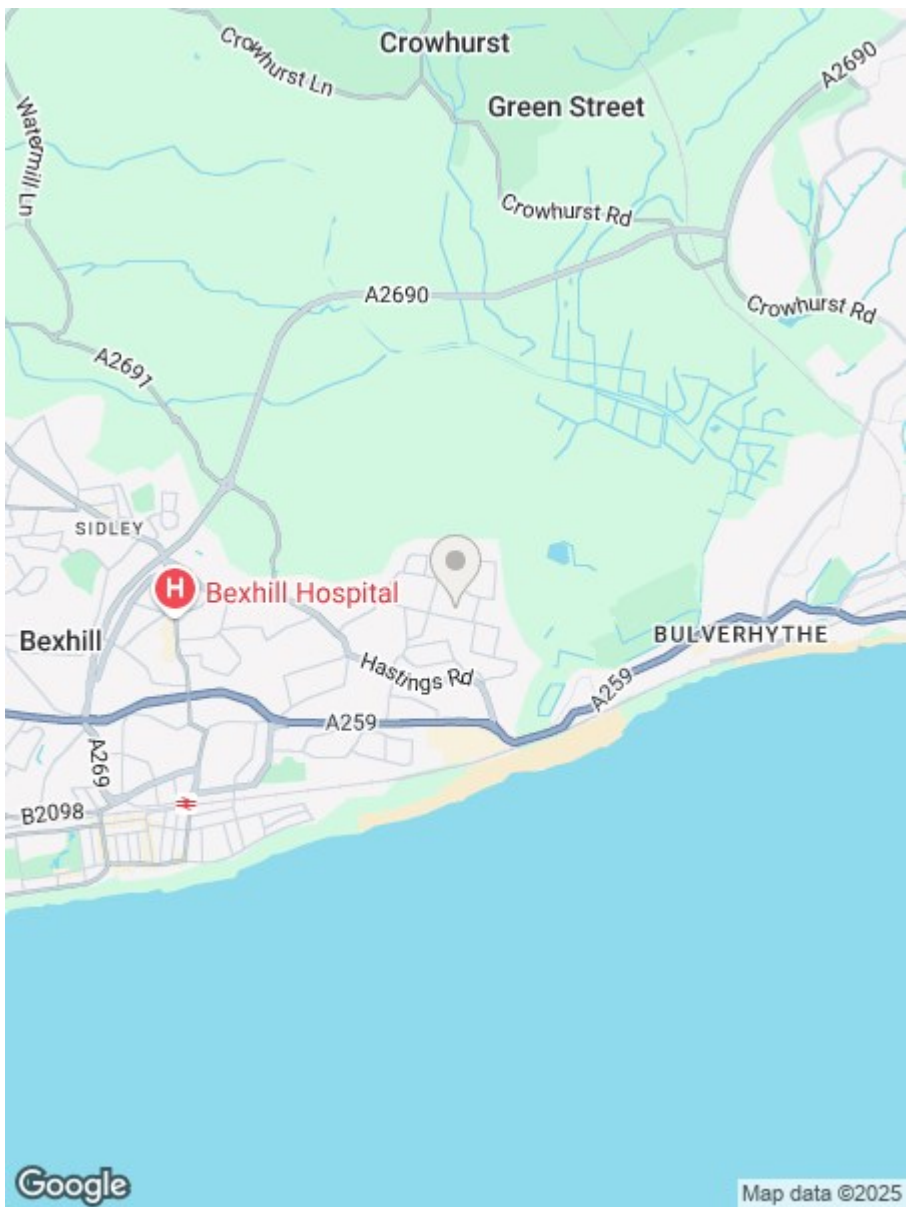


GROUND FLOOR  
1139 sq.ft. (105.8 sq.m.) approx.



TOTAL FLOOR AREA : 1139 sq.ft. (105.8 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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