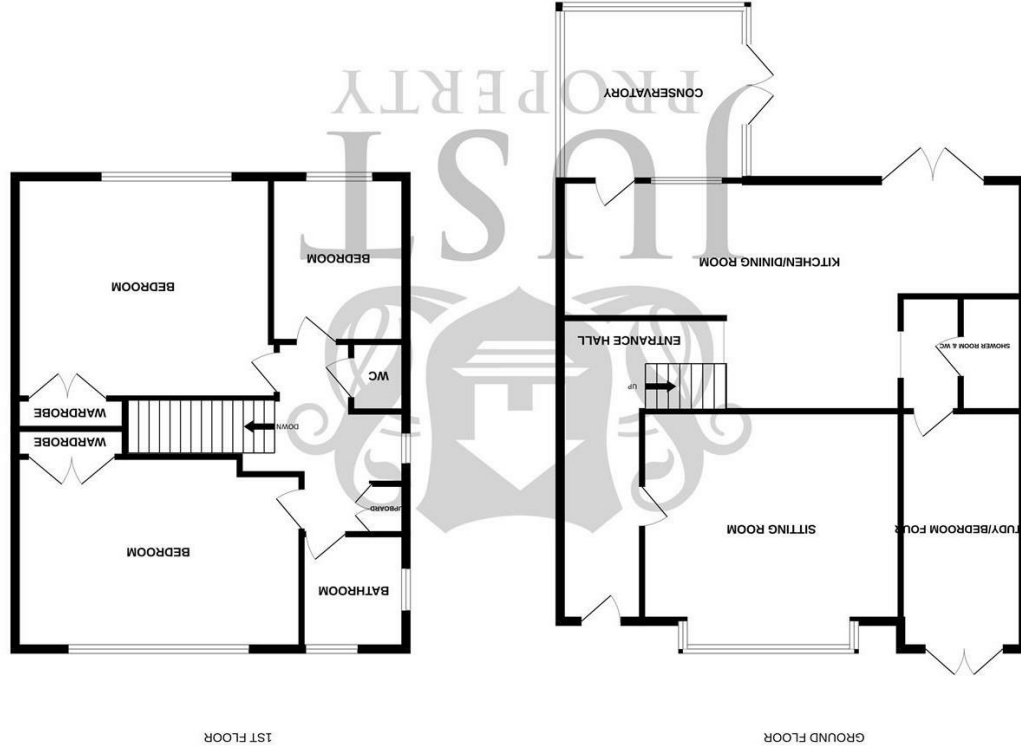


What every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other area are approximate and should be used as such by prospective purchasers. The service, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given. Made with Metropix 2024

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
G	(21-30)
F	(31-40)
E	(41-50)
D	(51-60)
C	(61-70)
B	(71-80)
A	(81-90)
Very energy efficient - lower running costs	(91-100)
Current	72
Potential	85



FLOORPLANS

7 Peartree Lane, Bexhill-On-Sea, TN39 4PE

www.justproperty.net



3 Bedrooms | 1 Receptions | 2 Bathrooms | 1216.32 sq ft

Freehold

£399,995

7 Peartree Lane, Bexhill-On-Sea, TN39 4PE





3 Bedrooms 1 Receptions 2 Bathrooms 1216.32 sq ft

PROPERTY DETAILS

Just Property are delighted to bring to the market a hugely appealing 3/4 bedroom semi-detached home situated in the heart of desirable Little Common village. The property has been extensively and tastefully updated by the current owners to a high standard during their time at the house.

With beautifully proportioned accommodation throughout this fabulous house boasts a magnificent open plan kitchen/breakfast Room with utility area, good sized conservatory, attractive bay fronted sitting room, spacious entrance hall, ground floor bedroom four/study, three first floor bedrooms, family bathroom and wc. The property additionally benefits from gas boiler with radiators and double glazing.

To the outside there is a substantial driveway providing off road parking for a number of vehicles, secure side access leading to a sunny aspect low maintenance rear garden with timber built shed.

From this superb location you have the many amenities of Little Common village on your doorstep including restaurants, doctors surgery, Tesco Express and primary school. The seafront and the many amenities of Bexhill town centre are also with an easy reach as are excellent transport links.

Property such as this so close to the village rarely come to the market therefore viewing is highly recommended by Just Property the sole agents, please contact us further information to arrange access



ROOM DIMENSIONS

Front Door	Bedroom 9'0 x 12'10 (2.74m x 3.91m)
Entrance Hall	WC
Sitting Room 13'5 x 10'2 (4.09m x 3.10m)	Bathroom
Open Plan Kitchen/Dining Room 26'2" x 15'10" (7.99 x 4.85)	Outside
Conservatory 13'2 x 8'8 (4.01m x 2.64m)	Rear Garden
Ground Floor Bedroom 4/Study 7'1 x 13'0 (2.16m x 3.96m)	Frontage with Driveway
First Floor Landing	
Bedroom 13'1 x 12'10 (3.99m x 3.91m)	
Bedroom 12'8 x 10'8 (3.86m x 3.25m)	

FEATURES

- Character Home in Desirable Little Common Village
- Three/Four Bedrooms
- Semi-Detached House
- Wonderful Open Plan Kitchen/Dining Room
- Two Bathrooms
- Ground Floor Bedroom Four/Study
- Immaculately Presented Throughout
- Walking Distance of Village Amenities
- Vendors Suited
- Gas Central Heating

