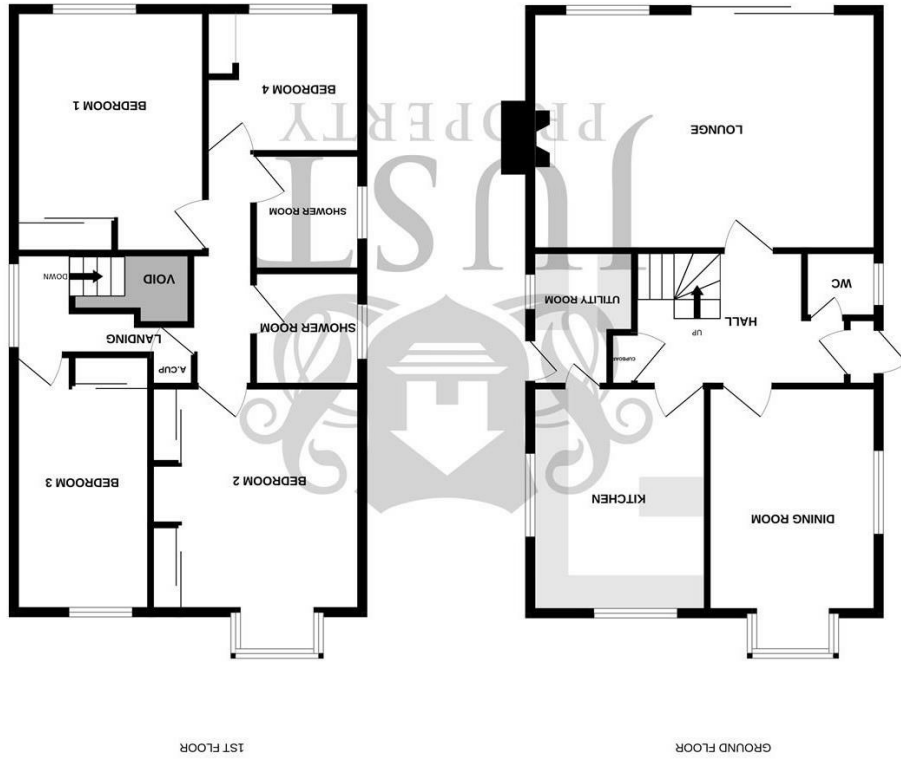
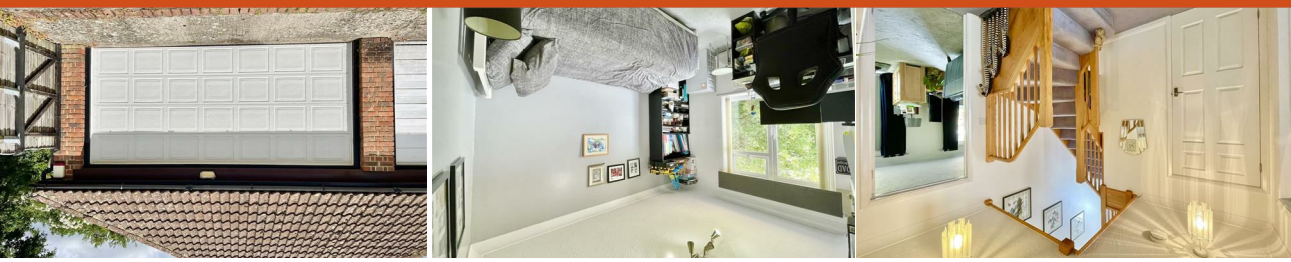


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	66
Potential	76



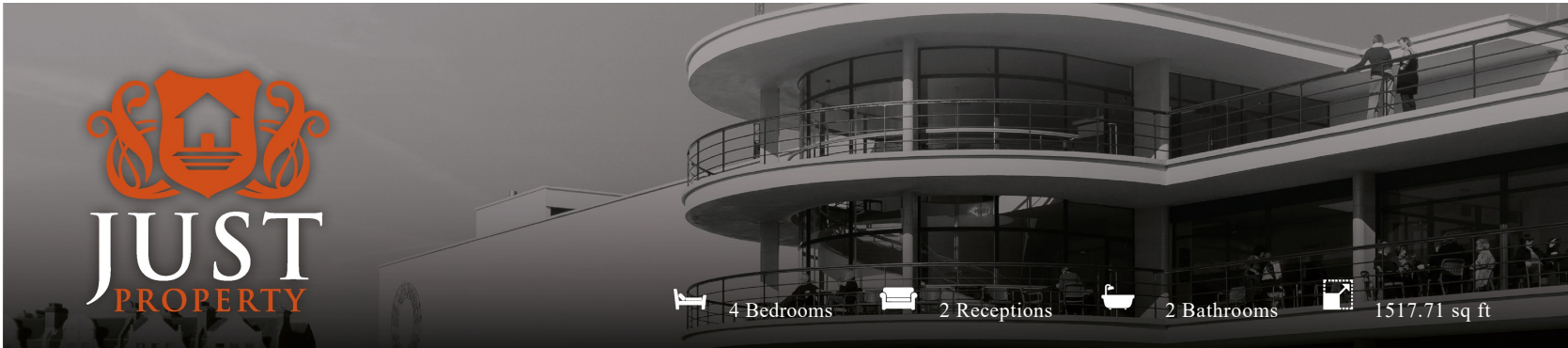
These plans are intended to provide a general impression of the property and are not to be relied upon as a guarantee of accuracy. The company therefore gives notice that none of the material issued or visual depictions of any kind made on behalf of the company can be relied upon as accurately describing any of the specified matters prescribed by any order made under the Consumer Protection (Completion of Particulars of Sale) Regulations 2004. You should obtain clarification on any matters of importance to you.



FLOORPLANS

71 Peartree Lane, Bexhill-On-Sea, TN39 4NS

www.justproperty.net



4 Bedrooms 2 Receptions 2 Bathrooms 1517.71 sq ft

Freehold

£650,000

71 Peartree Lane, Bexhill-On-Sea, TN39 4NS





4 Bedrooms 2 Receptions 2 Bathrooms 1517.71 sq ft

PROPERTY DETAILS

Just Property is delighted to present this charming and highly sought-after four bedroom detached family home to the open market, situated in a popular residential area. Located a mere 400 yards from Little Common Village, this property offers convenient access to a variety of shops, cafes and public transport links.

Spread over two floors, the ground floor boasts a bright and spacious layout. Rooms flow seamlessly from a generous hallway and include a versatile space suitable for use as a front reception, dining area, or bedroom. The modern kitchen is fully equipped with dual aspect windows, granite countertops, integrated dishwasher, electric hob, dual ovens and ample cupboard space. Adjacent to the kitchen is a practical utility area for white goods and additional storage. The expansive lounge/diner on this floor is bathed in natural light and offers stunning views of the rear garden. Completing the ground floor area is a coat cupboard, under stair storage, and a convenient W.C.

On the upper level, you'll find four double bedrooms of generous proportions and two updated shower rooms, each featuring a toilet and hand basin. To truly appreciate the size and comfort of these rooms, a personal viewing is recommended.

Externally the property features a driveway with ample space for multiple vehicles, new double glazing, crazy paving leading to front door, side garden gate access, and lawned areas enclosed by fencing. The sizable west-facing rear garden is a sunny retreat, boasting a lawn, paved patio, electric sun awning, ornamental pond, summerhouse, timber shed and a greenhouse.

A standout feature of this property is the double garage, complete with an electric remote control roller door, shelved storage and additional storage space in the roof void. The property has its own private driveway and in addition a (shared) driveway leading to the garage.

To arrange a viewing please contact us on 01424 444100



ROOM DIMENSIONS

OFF ROAD PARKING FOR MULTIPLE VEHICLES

Front Door to the side of the property

Downstairs W.C

Lounge
20'8" x 14' (6.30m x 4.27m)

Kitchen
12'11" x 10'9" (3.948 x 3.302)

Utility Room
9'0" x 6'3" (2.74m x 1.91m)

Dining Room Plus Bay Window
13'0" x 9'4" (3.981 x 2.857)

Downstairs Coat Cupboard

Stairs and Limed Ash Banisters up to First Floor

Landing

Bedroom 3
14'10" x 8'2" (4.533 x 2.492)

Bedroom 2 Plus Bay Window
12'8" x 9'10" (3.874 x 3.001)

Shower Room

Shower Room
6'11" x 6'1" (2.130 x 1.873)

Bedroom 1
11'7" x 11'0" (3.556 x 3.378)

Bedroom 4 / Study
9'7" x 9'2" (2.929 x 2.797)

Spacious Rear Garden

Double Garage
19'5" x 16'3" (5.919 x 4.957)

FEATURES

- Stunning detached FOUR BEDROOM family home
- Highly desirable and popular location
- Close to bus routes / Local amenities
- Off road parking for multiple vehicles
- Attractive rear garden
- Double garage
- Downstairs W.C / Two shower rooms
- New double glazing

