



Pebsham Farm House Pebsham Lane, Bexhill-On-Sea TN40 2RZ

welcome to

Pebsham Farm House Pebsham Lane, Bexhill-On-Sea

Fox & Sons are proud to market this stunning mid-terraced, four bedroom character property located in the desirable & suburban Pebsham area of Bexhill-On-Sea. This beautiful farmhouse combines rustic charm with modern comforts, offering a truly unique experience.



Entrance Hall

Single glazed front door, radiator and alarm system.

Cloakroom/WC

8' 7" x 3' 5" (2.62m x 1.04m)

Low level WC, wall mounted wash hand basin, and a single glazed window to the front aspect.

Lounge

18' 2" x 16' 3" (5.54m x 4.95m)

Single glazed bay window overlooking the garden, with period feature beams and an open fireplace. Access leads to the utility area.

Utility

7' 6" x 7' 4" (2.29m x 2.24m)

Dining Room/Kitchen

14' 6" x 20' 11" (4.42m x 6.38m)

With further feature beams creating a cosy space for dining leading into the kitchen. The oak beams are continued into the kitchen space which also features single glazed double aspect windows to the front and side aspect, a range of wall and base units, a feature fireplace, space and plumbing for appliances as well as ample storage.

Bedroom One

18' 1" x 12' 10" (5.51m x 3.91m)

Single glazed bay window to the front aspect, powerpoints and a door leading through to the en-suite.

En-Suite

With a wall mounted wash hand basin, low level WC and a panelled bath.

Bedroom Two

16' 2" x 15' (4.93m x 4.57m)

With dual aspect single glazed windows with far reaching rural views & a built in wardrobe.

Store Room

Large storage space over the landing & stairs.

Bathroom

11' 2" x 7' 3" (3.40m x 2.21m)

A matching white suite, panelled bath, single shower and a low-level WC. Single glazed opaque window to the front aspect

Store Room

7' 5" x 16' 8" (2.26m x 5.08m)

Covering two levels, plenty of storage space & powerpoints too.

Bedroom Three

21' 7" x 11' 5" (6.58m x 3.48m)

Single glazed window to the rear aspect, overlooking the garden.

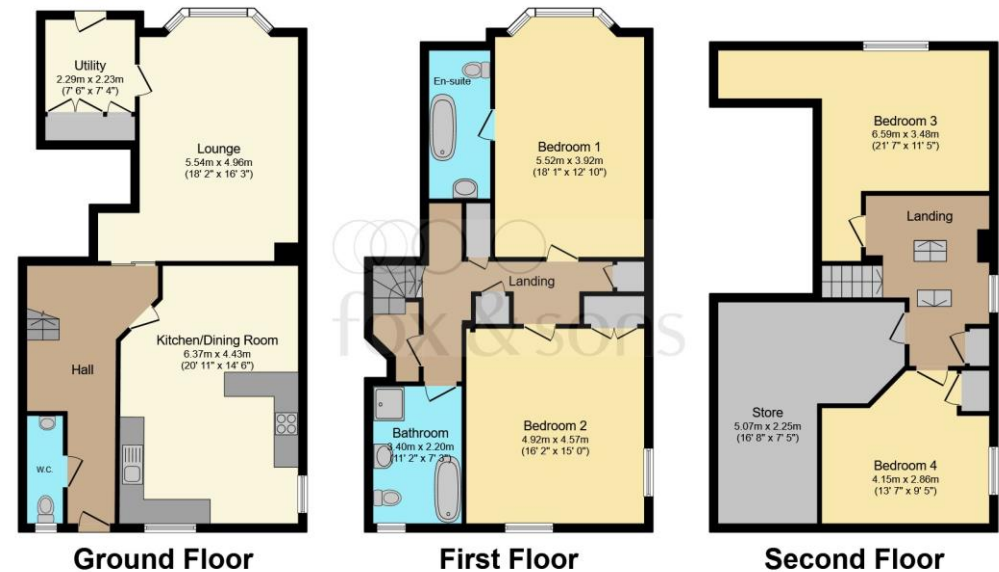
Bedroom Four

13' 7" x 9' 5" (4.14m x 2.87m)

Single glazed window to the side aspect, with both built in storage cupboards and powerpoints.

Rear Garden

A well-maintained garden, offering a perfect retreat for relaxation.



Total floor area 212.4 m² (2,286 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com



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Pebsham Farm House, Pebsham Lane Bexhill-On-Sea

- CHARACTER PROPERTY
- FOUR BEDROOMS
- EN-SUITE
- BEAUTIFUL VIEWS
- DESIRED LOCATION

Tenure: Freehold EPC Rating: D

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BOS105462 - 0004

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