



Peartree Lane, Bexhill-On-Sea TN39 4NS

welcome to

Peartree Lane, Bexhill-On-Sea

Fox & Sons are proud to market this FOUR-BEDROOM DETACHED CHALET-STYLE BUNGALOW briefly offering spacious & versatile accommodation in the form of four generously-sized bedrooms, separate living room & dining area and NO ONWARD CHAIN!



Front Garden

Comprising a large tiered area of lawn & plant beds with small brick walling surround, off-road parking for multiple vehicles and pannelled fencing to either side.

Entrance Hall

A bright & airy entrance to the property with gas central heated radiator, control panel for the property alarm, powerpoints and a small storage cupboard underneath the stairs.

Lounge / Diner

22' 6" x 18' 3" (6.86m x 5.56m)

L-shaped dual-aspect living area featuring two large double-glazed windows to the front-aspect both with central gas radiators underneath, a brick-built ornate feature gas fireplace, contemporary kitchen hatch, multiple powerpoints and carpet throughout.

Kitchen

12' 4" x 9' 11" (3.76m x 3.02m)

Comprising a range of matching white wall & base units, detailed counter tops, a 'breakfast bar' area with space for stalls underneath, both over-head and low-level drawers & storage cupboards, sink & drainer unit with mixer tap with a double-glazed window above, integral mid-level oven & grill as well as an integral microwave above, multiple powerpoints and access to the sun room / passageway.

Bedroom

14' 1" x 10' 10" (4.29m x 3.30m)

Featuring a double-glazed window to the rear-aspect, gas central heated radiator below, built-in storage & multiple powerpoints.

Sun Room / Passageway

A unique & spacious addition to the bungalow, offering space & plumbing for a fridge / freezer / tumble dryer / washing machine, double-glazed door access from both ends into the rear & front gardens, gas central heated radiator, storage & powerpoints.

Bedroom

17' 9" x 11' 11" (5.41m x 3.63m)

Spacious double bedroom featuring a double-glazed window to both the front & rear-aspects, built in storage to the side-aspect, gas central heated radiator, multiple powerpoints and a gorgeous outlook over the rear garden.

Bathroom

8' 7" x 6' 11" (2.62m x 2.11m)

A matching white suit comprising a full width pannelled bath with chrome taps & hand held shower attachment, low-level WC, storage & drawer vanity unit with wash hand basin and double-glazed clouded window above, single walk-in shower tray with glass panels surround, heated chrome towel rail, partly-tiled splashback detailed walls & tiled flooring.

First Floor Landing

Featuring a double-glazed window with gas central heated radiator underneath, two built-in storage cupboards one with an additional radiator inside.

Bedroom

18' 3" x 11' 10" (5.56m x 3.61m)

Another double bedroom benefiting from a double-glazed window to the front-aspect with a gas central heated radiator below, powerpoints, full-length built in 'overbed' storage to one side wall & lower-level built-in storage to the other.

Lobby

Comprising a velux window, gas central heated radiator, powerpoints and built-in storage housing the water cylinder.

Bedroom

21' 1" x 10' 9" (6.43m x 3.28m)

Offering two large & bright velux windows to the rear-aspect as well as a single double-glazed window to the side, large radiator, wash hand basin, powerpoints and storage.

Bathroom

8' 5" x 8' 9" (2.57m x 2.67m)

A modern matching suite featuring fully-tiled marble effect walls & flooring, integral storage with both drawers & cupboards, oval wash hand basin, low-level WC, pannelled bath, heated chrome towel rail and a frosted double-glazed window to the side-aspect.

Garage

19' 4" x 9' 7" (5.89m x 2.92m)

With lighting & power.

Rear Garden

A definite asset to the property is the gorgeous East-facing garden, featuring a large area of lawn and L-shaped patio space, a beautiful and bright Summer House / Garden Room tucked in the corner, alongside another brick-built Outbuilding with windows, light & power, pannelled fencing & hedges surround as well as an outside tap and lighting.



Total floor area 198.3 m² (2,134 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.focalagent.com



view this property online fox-and-sons.co.uk/Property/BOS112329



welcome to

Peartree Lane, Bexhill-On-Sea

- NO ONWARD CHAIN
- Impressive Four-Bedroom Detached Chalet-Style Bungalow
- Well-Established & Desired Village Location
- Highly Sought After Postcode
- A Short Walk Away from the Popular Little Common Golf Club

Tenure: Freehold EPC Rating: C

offers in excess of

£575,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BOS112329



Property Ref:
BOS112329 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



01424 224243



BexhillonSea@fox-and-sons.co.uk



1 Devonshire Square, BEXHILL-ON-SEA, East
Sussex, TN40 1AB



fox-and-sons.co.uk