



Not to Scale. Produced by The Plan Portal 2024
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Pebsham Drive
Approximate Gross Internal Area
1075 sq ft - 100 sq m
(Excluding Garage)

BURGESS & CO. 6 Pebsham Drive, Bexhill-On-Sea, TN40 2RU
01424 222255

Offers In Excess Of
£450,000 Freehold



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Burgess & Co are delighted to bring to the market this unique split level detached house, located in a quiet residential area to the north of Bexhill. Ideally situated being within walking distance of a local Co-op convenience store and nearby bus services. Ravenside Retail Park is within one mile providing an array of shops and access to Glyne Gap beach. Bexhill Town Centre is within two miles with an array of shopping facilities, restaurants, mainline railway station, and the seafront. The accommodation comprises an entrance hall, a modern kitchen, a dining room with feature wood-burner, a living room with feature electric fire, two double bedrooms, a downstairs cloakroom and a modern fitted shower room/wc. Further benefits include solar panels, gas central heating, double glazed windows/doors and a great standard of decoration throughout. To the outside there is a sloped driveway providing off road parking for several vehicles leading to a large integral garage and an attractive level rear garden with access to the side and rear, enjoying a southerly aspect. Viewing is considered essential to appreciate this property.

Open Porch

With gas meter, double glazed windows to the front, double glazed window & door to

Entrance Hall

With cupboard house consumer unit, solar isolating switch & electric meter, stained glass windows & door to

Dining Room

16'2 x 10'0
With Swedish Contura wood burner, serving hatch to kitchen, large double glazed sliding door & windows to the rear with far reaching views.

Inner Hall

Opening to

Kitchen

11'10 x 8'6
Comprising matching range of wall & base units, worksurfaces, inset Butler sink unit, fitted Zanussi double oven, fitted Zanussi electric hob with extractor hood over, space for standing fridge/freezer, Worcester boiler, radiator, double glazed window to the rear, double glazed door to side lean-to providing access to passageway with door to both the front & rear.

Downstairs W.C

Comprising low level w.c, radiator, double glazed frosted window to the side.

Bedroom Two

11'10 x 11'4
With radiator, fitted wardrobe, double glazed window to the front.

Mezzanine Level

Open staircase from Dining Room to

Living Room

19'6 x 11'8
With radiator, electric feature fire, tiled hearth, double glazed window to the front & rear, enjoying far reaching views. Stairs to

First Floor Landing

With radiator, airing cupboard, door to loft, double glazed window to the front.

Bedroom One

11'10 x 11'7
With radiator, fitted wardrobe, double glazed window to the rear with far reaching views.

Shower Room

Comprising shower cubicle, low level w.c, pedestal wash hand basin, vanity unit, radiator, double glazed frosted window to the front.

Loft Space

Being insulated with storage space.

Outside

To the front there is an area of lawn enclosed by mature hedge, pathway to the entrance and a concrete driveway providing parking leading to a garage. To the rear there is a beautiful, well established southerly facing garden comprising a level area of lawn, steps down to a gravel area, a patio area, stepping stones, raised beds, a summer house with light & power, a garden shed/workshop with light & power, raised vegetable beds, various fruit trees

including cherry, pear, fig, nectarine, apple & apricot, double wooden gates to the rear leading to passageway.

Integral Garage

20'5 x 10'9
With electric up & over door, workbenches, double glazed sliding door & window to the rear.

NB

Council tax band: D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

