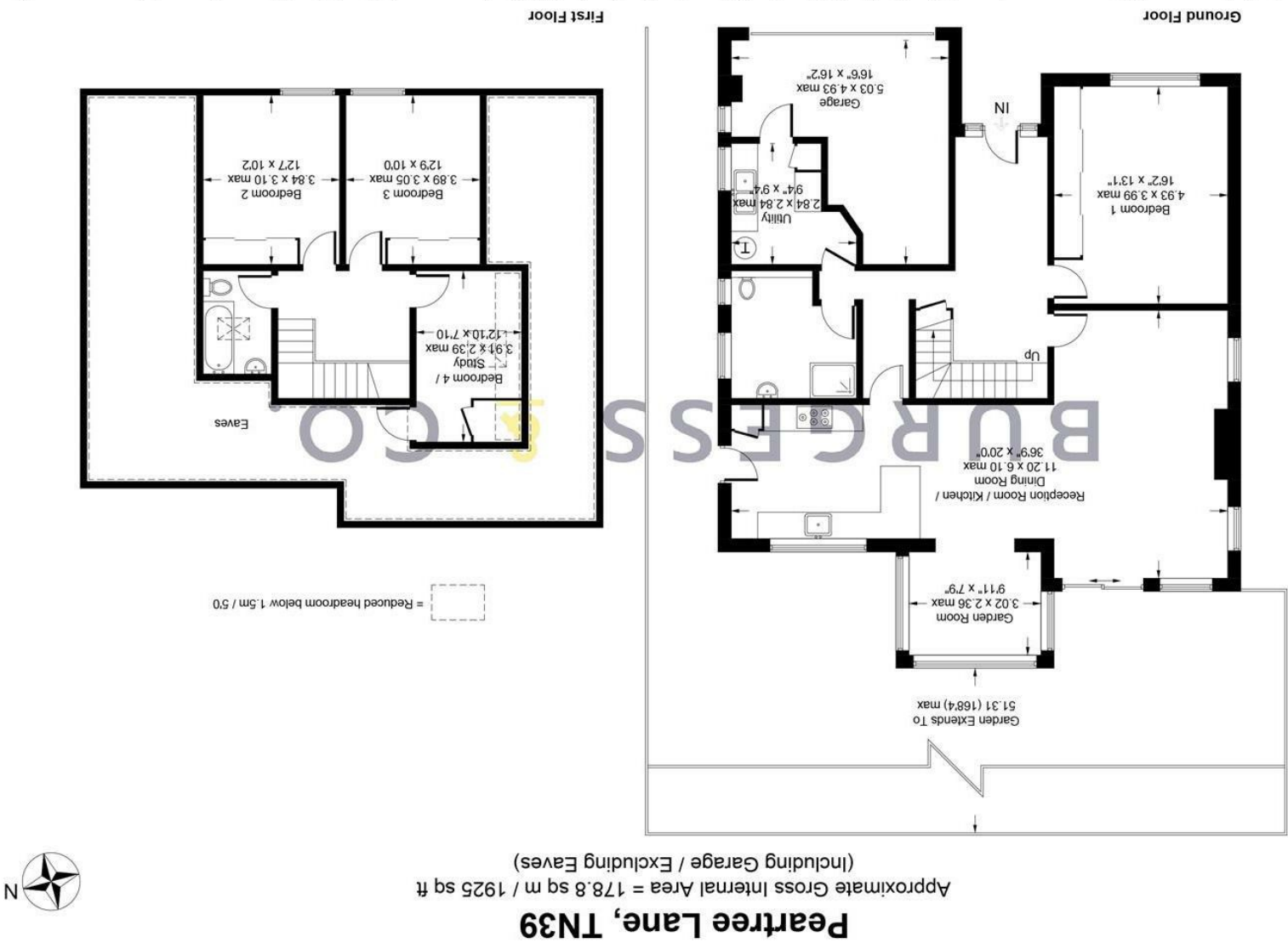




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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BURGESS & CO.
01424 222255

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

Offers In Excess Of
£625,000 Freehold



Burgess & Co are delighted to present to the market this bright and spacious detached chalet bungalow presented for sale in immaculate condition throughout. Ideally located in the sought after Little Common area of Bexhill being within half a mile of the village with its amenities, shops, doctors surgery and the desirable Little Common Primary School. Highwoods Golf Course is also within half a mile of the property and within three miles there is Cooden Beach with a further golf club, mainline railway station, hotel and seafront. Bexhill Town Centre is also within a three mile radius with further shopping facilities, amenities and mainline railway station. The property comprises an open plan lounge/dining room/sun room, a modern kitchen, a double bedroom, a shower room, and a utility room to the ground floor with a further three bedrooms and bathroom to the first floor. Further benefits include double glazing throughout, gas fired central heating, block paved driveway providing ample off road parking, integral garage of which part is converted to the utility room but provides ample space for one vehicle and a particular feature is the delightful landscaped south westerly facing rear garden measuring approximately 120ft in length. Viewing is highly recommended to appreciate all that this property has to offer, with the vendors sole agent.

Spacious Entrance Hall

With radiator, large understairs storage cupboard.

Open Plan Lounge/Dining Room/Kitchen

36'9 x 20'0 max

A bright and spacious open plan dual aspect room, two radiators, feature electric fire, double glazed patio doors onto garden, opening into:

Dining Area: open plan room, radiator, ample space for table and chairs, opening to Sun Room & Kitchen

Kitchen Area: open plan from dining area and also accessed by a door from the hallway, comprising newly fitted wood effect work surfaces to three sides with cupboards and drawers under, cupboards over, inset sink unit, inset five ring gas hob with FABER extractor hood over, integrated electric double oven, integrated dishwasher, space for fridge/freezer, radiator, door to side, window overlooking rear garden.

Sun Room

9'11 x 7'9 max

With space for small table & chairs, triple aspect with views over the garden.

Shower Room

Comprising walk in shower cubicle, vanity unit with inset sink unit, floating low level WC, part tiled walls, extractor fan, two radiators, window to side.

Utility Room

9'4 x 9'4 max

Comprising worksurface to one side with cupboards under and cupboards over, inset one and a half bowl sink unit, space and plumbing for washing machine and tumble dryer, space for fridge/freezer, wall mounted Viessman gas boiler, large floor mounted pressurised hot water tank, door to:

Garage/Workshop

arranged as partly converted to provide a small workshop area whilst also having ample space for one vehicle, power, lighting and up and over garage door.

Bedroom One

16'2 x 13'1 max

A bright and spacious room with radiator, range of floor to ceiling wardrobes to one wall, double glazed window to front.

First Floor Landing

Stairs rising from internal hallway to first floor landing.

Bedroom Two

12'7 x 10'2 max

A spacious room, radiator, floor to ceiling built in wardrobes, double glazed window to front.

Bedroom Three

12'9 x 10' max

With radiator, floor to ceiling integrated wardrobes, double glazed window to front.

Bedroom Four/Study

12'10 x 7'10 max

With built in storage cupboard, Velux window. Door to walk in attic space which subject to the usual consents could provide further accommodation if required.

Bathroom

Comprising panelled bath, low level WC, pedestal wash hand basin, radiator, Velux window.

Outside

To the front there is a block paved driveway providing ample off road parking for several vehicles, integral garage, and a small garden area with a variety

of mature plants and shrubs. To the rear there is a delightful landscaped south west facing garden measuring approximately 120 ft in length, mainly laid to lawn with various flowerbeds containing a variety of plants and shrubs, a good sized patio area and a large timber built summer house.

NB

Council tax band: E

Energy Efficiency Rating

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

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