



BURGESS & CO.  
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144 Peartree Lane, Bexhill-On-Sea, TN39 4NR

Offers Over  
£410,000 Freehold





**\*\*NO ONWARD CHAIN\*\*** Burgess & Co are delighted to bring to the market this charming, individual and unique split level detached cottage style house. Ideally located being a short walk from a convenience store and bus stop. Little Common Village is under a mile away with its array of shops, Doctors surgery, and popular primary school. Cooden Beach is under 2 miles away with a Hotel, Golf Course, seafront and railway station. Bexhill Town centre is 3 miles away with further shopping facilities, mainline railway station, and various restaurants. The ground floor accommodation provides an entrance hall, a 20'5ft open plan kitchen/dining room, a 19'8 living room, a sun room and a family bathroom. To the lower ground floor there is a double bedroom, and to the first floor there are two further double bedrooms and a shower room. The property benefits from double glazing, gas central heating, gardens to both sides with patio and decked areas, off road parking and a detached garage. Viewing is considered essential to truly appreciate all that this property has to offer.

Entrance Hall

With storage cupboard, door to

Bathroom

Comprising bath, low level w.c, vanity unit with inset wash hand basin, fitted shelves, radiator, double glazed frosted window to the side.

Kitchen/Diner

20'5 x 12'11

Comprising matching range of wall & base units, worksurface, tiled splashbacks, Butler style sink unit, space for cooker, space for appliances, space for dining table, step to Landing area, double glazed window to the rear.

Living Room

19'8 x 10'10

With radiator, feature fireplace with electric fire, two double glazed windows to the side, double glazed window to the rear, door to

Sun Room

5'10 x 5'9

With double glazed windows, double glazed door to the front.

Landing Area

With radiator, stairs to First Floor, double glazed window to the front. Stairs down to

Lower Ground Floor

Bedroom

16'0 x 8'10

With radiator, two double glazed windows.

First Floor Landing

Bedroom

17'1 x 10'2

With radiator, double glazed window to the rear.

Bedroom

17'1 x 9'1

With radiator, double glazed window to the rear.

Shower Room

Comprising shower cubicle, low level w.c, vanity unit with inset was hand basin, spotlights, double glazed frosted window to the rear.

Detached Garage / Parking

With up & over door, door to the side. Shingled driveway providing off road parking.

Outside

To one side there is an area of lawn with flowerbeds & mature hedging. To the other side there is a decking area being ideal for entertaining with steps down to an area of lawn, bamboo to the rear, mature hedging & trees providing privacy.

NB

Council tax band: TBC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC