



ESTATE AGENTS

5, Pebsham Lane, Bexhill-On-Sea, TN40 2QA

Web: www.pcmestateagents.co.uk
Tel: 01424 839111

Offers In Excess Of £400,000

PCM Estate Agents are delighted to present to the market an opportunity to secure this CHAIN FREE DETACHED THREE BEDROOMED BUNGALOW conveniently positioned on this sought-after road within easy reach of bus routes, Ravenside Retail Park and a number of lovely countryside walks in Combe Valley Nature Reserve.

This bungalow offers modern comforts to include gas fired central heating, double glazing and offers well-proportioned accommodation comprising a porch leading to a spacious entrance hall, from here you can access the DUAL ASPECT LIVING ROOM, kitchen, THREE BEDROOMS and a bathroom. The third bedroom can be utilised as a more formal dining room as the living room could be utilised as a lounge-dining room. From the kitchen there is access to a side LEAN TO/ UTILITY that provides access to the BEAUTIFULLY LANDSCAPED LOW-MAINTENANCE REAR GARDEN and also the GARAGE.

This bungalow must be viewed to fully appreciate the convenient position and the overall space on offer. Please call the owners agents now to book your viewing to avoid disappointment.

DOUBLE GLAZED UPVC FRONT DOOR

Located to the side of the bungalow leading to the porch with a further partially glazed door with window to the side opening to:

HALLWAY

Radiator, coving to ceiling, loft hatch providing access to loft space, wall mounted digital control for gas fired central heating, telephone point, airing cupboard housing wall mounted boiler and offering ample storage space.

DUAL ASPECT LIVING ROOM

17'2 x 12'6 narrowing to 11'6 (5.23m x 3.81m narrowing to 3.51m)
Dual aspect with UPVC double glazed window to side and front elevations, coving to ceiling, radiator, tiled fireplace, television point, two radiators.

KITCHEN

13'11 x 9'8 (4.24m x 2.95m)
Tiled walls, tile effect vinyl flooring, ample space for breakfast table, radiator, fitted with a matching range of eye and base level cupboards and drawers with worksurfaces over, four ring electric hob with extractor over, waist level oven and grill, inset drainer-sink unit with mixer tap, space for under counter fridge and freezer, plenty of storage space, gas point, UPVC double glazed window to rear elevation with views onto the garden, wooden partially glazed door opening to:

UTILITY

17'x 5'3 narrowing to 3' (5.18m x 1.60m narrowing to 0.91m)
Tiled flooring, power and light, space and plumbing for washing machine and tumble dryer, door to garage, UPVC double glazed windows to side and rear elevations with views onto the garden and a UPVC double glazed door opening onto the garden, further door to front garden.

BEDROOM ONE

13'6 x 10'2 (4.11m x 3.10m)
Measurement excludes recess where wardrobes are. Built in double wardrobes, radiator, coving to ceiling, UPVC double glazed window to front aspect.

BEDROOM TWO

11'7 x 8'6 (3.53m x 2.59m)
Built in wardrobes, radiator, television point, coving to ceiling, UPVC double glazed window to rear aspect with views onto the garden.

BEDROOM THREE/ DINING ROOM

10'5 x 10'1 (3.18m x 3.07m)
Coving to ceiling, radiator, UPVC double glazed window to side elevation.

BATHROOM

Panelled bath with shower over bath, pedestal wash hand basin, low level wc, tiled walls, tiled flooring, radiator, coving to ceiling, down lights, UPVC pattern glass window to rear aspect.

OUTSIDE - FRONT

The property has an expansive garden laid mainly with block paving and providing ample off road parking for multiple vehicles. There is also a section of front garden which is planted with some mature plants and shrubs, hedged boundaries offering some seclusion & privacy from the road.

GARAGE

17'2 x 8'5 (5.23m x 2.57m)
Up and over door, UPVC double glazed window to rear elevation, power and light, wall mounted gas meter, electricity meter, water tap.

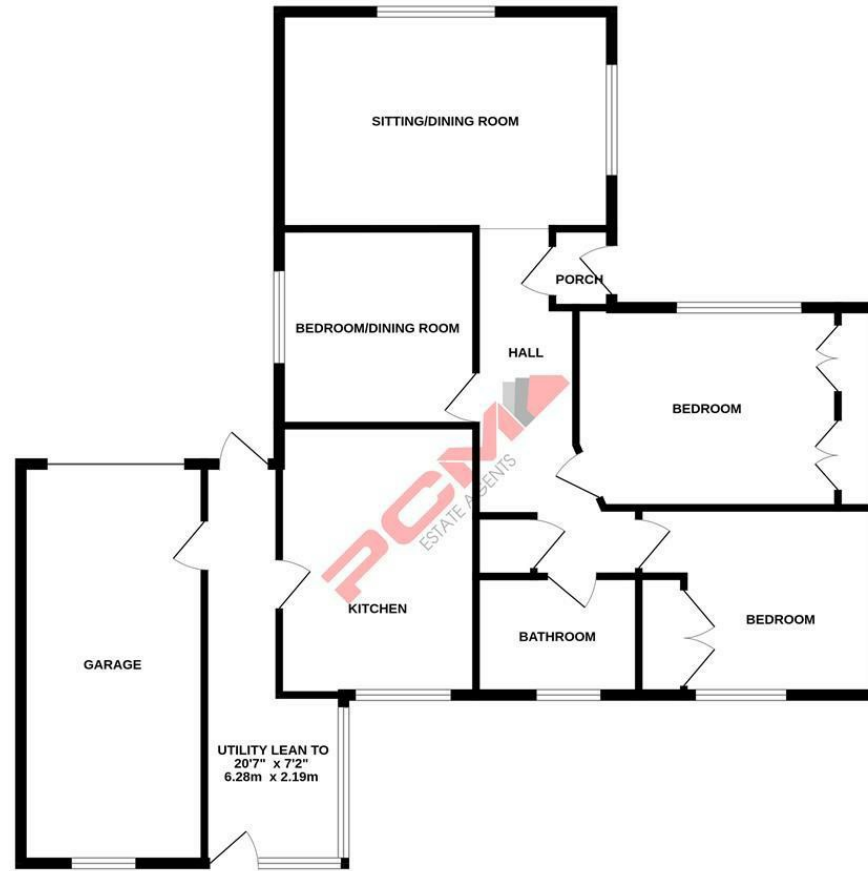
REAR GARDEN

Low maintenance and landscaped with a block paved patio abutting the property, wooden shed, greenhouse, outside water tap, established planted borders with mature shrubs, gated side access to the front of the property, fenced boundaries, variety of small trees including an Apple tree, two Pear trees, Plum tree and Apricot tree.

Council Tax Band: D



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.