

**RUSH
WITT &
WILSON**



**69 Peartree Lane, Bexhill-On-Sea, East Sussex TN39 4NS
£455,000**

A beautiful four bedroom detached cottage, built circa. 1930, full of character and charm, gas central heating system, double glazed windows and doors, conservatory, kitchen/breakfast room, living room, rear lobby, arranged over three floors, downstairs cloak room, stunning private front and Westerly rear gardens, single garage, viewings comes highly recommended by Rush, Witt & Wilson Sole Agents. Council tax Band D.



Entrance Hallway

With entrance door, double radiator, under stair storage cupboard.

Cloackroom

W/C low level flush, wall mounted wash hand basin, obscured glass window overlooking side elevation.

Living Room

12'4" x 19'3" (3.76 x 5.89)

Double radiator, beautiful ornate fire place, patio doors.

Conservatory

7'11" x 7'2" (2.42 x 2.20)

UPVC double glazed construction, overlooks westerly rear elevation with patio doors and windows to each side.

Kitchen/Breakfast Room

13'1" x 9'0" (3.99 x 2.76)

Window to front elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge work top, one half bowl single drainer sink unit with mixer tap, plumbing for washing machine and plumbing for dishwasher, integrated oven & grill, electric hob, extractor canopy and light, breakfast bar area, space for fridge/freezer, chrome heated radiator.

Rear Lobby

Giving access onto rear garden, hanging area for coats and shelving

First Floor Landing

Window to side elevation, double radiator.

Bathroom

Modern suite comprising w/c low level flush, peddle stall wash hand basin, double radiator, panelled bath with shower attachment, controls, tiled splashbacks, tiled walls.

Bedroom Two

11'9" x 11'7" (3.59 x 3.55)

Window to rear elevation, double radiator.

Bedroom Three

8'11" x 9'5" (2.74 x 2.88)

Window to front elevation, double radiator.

Bedroom Four

6'6" x 7'10" (2.0 x 2.4)

Window to front elevation,.

Second Floor Landing

Access to roof space, window to rear elevation, front and side elevations,

Bedroom One With Dressing Room

18'8" x 11'8" (5.69 x 3.58)

Built in wardrobe cupboards, dressing room area, two double radiator

Outside**Front Garden**

Beautifully landscaped and arranged, mainly laid to lawn with various plants, flowers and trees, gravel seated area, pathways, drive way leading to off road parking area.

Rear Garden

Westerly facing, mainly laid to lawn, stocked with many cottage style plants, shrubs and trees or various kinds, enclosed with fencing to all sides, two timber framed sheds, sides access is available, outside water tap.

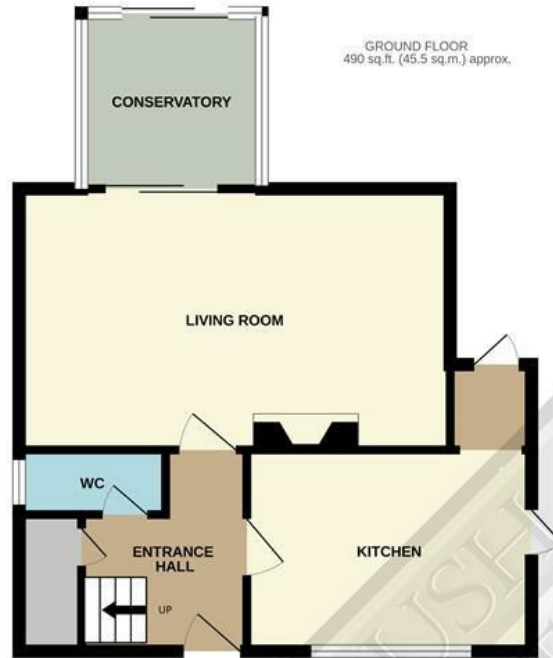
Garage

Single garage with up and over door.

Agents Notes

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



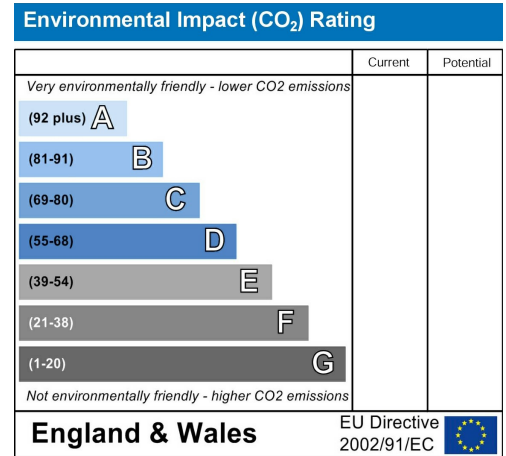
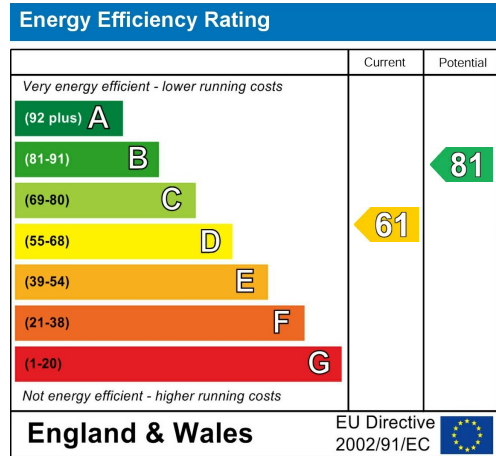
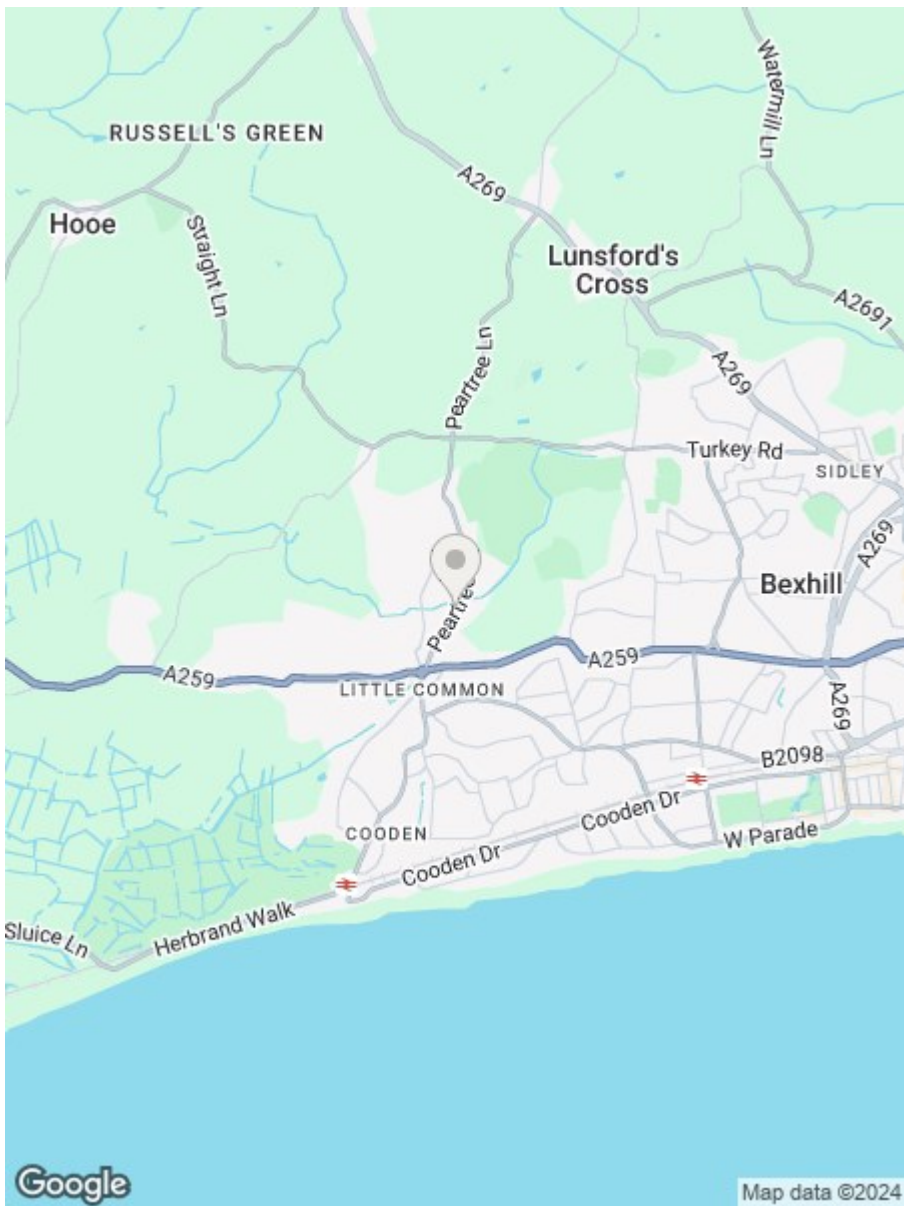


2ND FLOOR
235 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 1110 sq.ft. (103.1 sq.m.) approx.

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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