

**RUSH
WITT &
WILSON**



**144 Peartree Lane, Bexhill-On-Sea, East Sussex TN39 4NR
£475,000**

A beautifully presented detached cottage, full of charm and character, situated in this sought after location of Little Common Bexhill, within close proximity to Little Common Village with its wide range of amenities. Offering bright and spacious accommodation throughout the property comprises three double bedrooms, modern flitted kitchen/dining area, separate living room, sunroom, downstairs bathroom, shower room to the first floor. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts stunning and well established wrap around gardens with raised patio and decking areas, detached garage and off road parking for multiple vehicles. Viewing comes highly recommended by RWW sole agents.



Entrance Hallway

With entrance door, obscured double glazed window to the front elevation, tiled flooring, storage cupboard with shelving and additional storage above.

Kitchen/Dining Area

20'5" x 12'11" (6.23 x 3.94)

Double glazed windows to the rear elevation, modern fitted kitchen with range of matching wall and base level units with laminate straight edge worktop surfaces, space for freestanding cooker, space and plumbing for washing washing machine, space for dishwasher, tiled splashbacks, recessed ceiling spotlights, two radiators, storage cupboard, a step leads to a raised dining area, stairs leading to first floor and stairs leading to lower ground floor.

Living Room

19'8" x 10'10" (6.00 x 3.32)

Dual aspect with double glazed windows to the side and rear elevations, double radiator, feature fireplace with inset coal effect fire, tiled surround and mantle, recessed ceiling spotlights, obscured glass panelled door leading to the sunroom.

Sunroom

5'10" x 5'9" (1.80 x 1.76)

With windows overlooking and glass panelled door giving access onto the side garden.

Bathroom

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, panelled bath with chrome controls, obscured double glazed windows to the side elevation.

Lower Ground Floor/Bedroom

16'0" x 8'10" (4.90 x 2.70)

Dual aspect with windows to the side and rear elevations, double radiator, recessed ceiling spotlights.

First Floor Landing

Bedroom Three

13'8" x 9'1" (4.18 x 2.79)

Double glazed windows to the rear elevation, recessed ceiling spotlights.

Bedroom Two

17'1" x 10'2" (5.21 x 3.10)

Double glazed windows to the rear elevation, double radiator.

Shower Room

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, tiled splashbacks, obscured double glazed windows to the rear elevation.

Outside

Rear and Side Gardens

Beautifully maintained and well established wrap around gardens to both side and the rear. Mainly laid lo lawn with various plants, shrubs and trees, raised decking and patio areas suitable for alfresco dining.

Detached Garage

With up and over door. Driveway providing off road parking for multiple vehicles.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

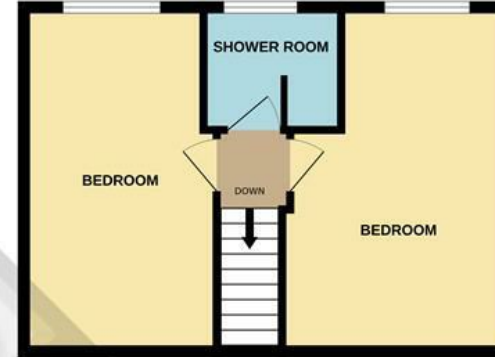
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



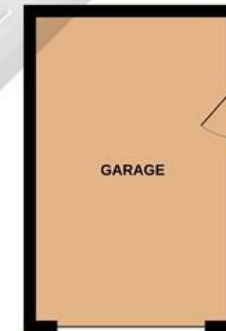
GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



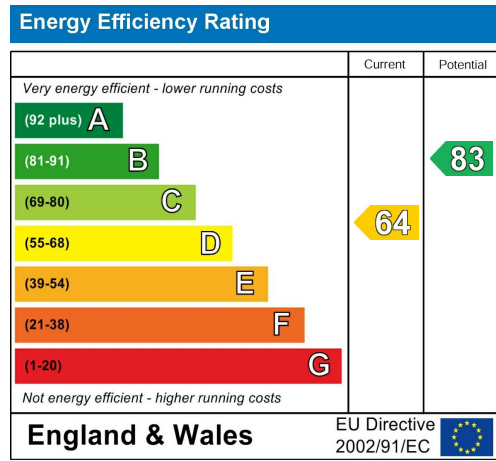
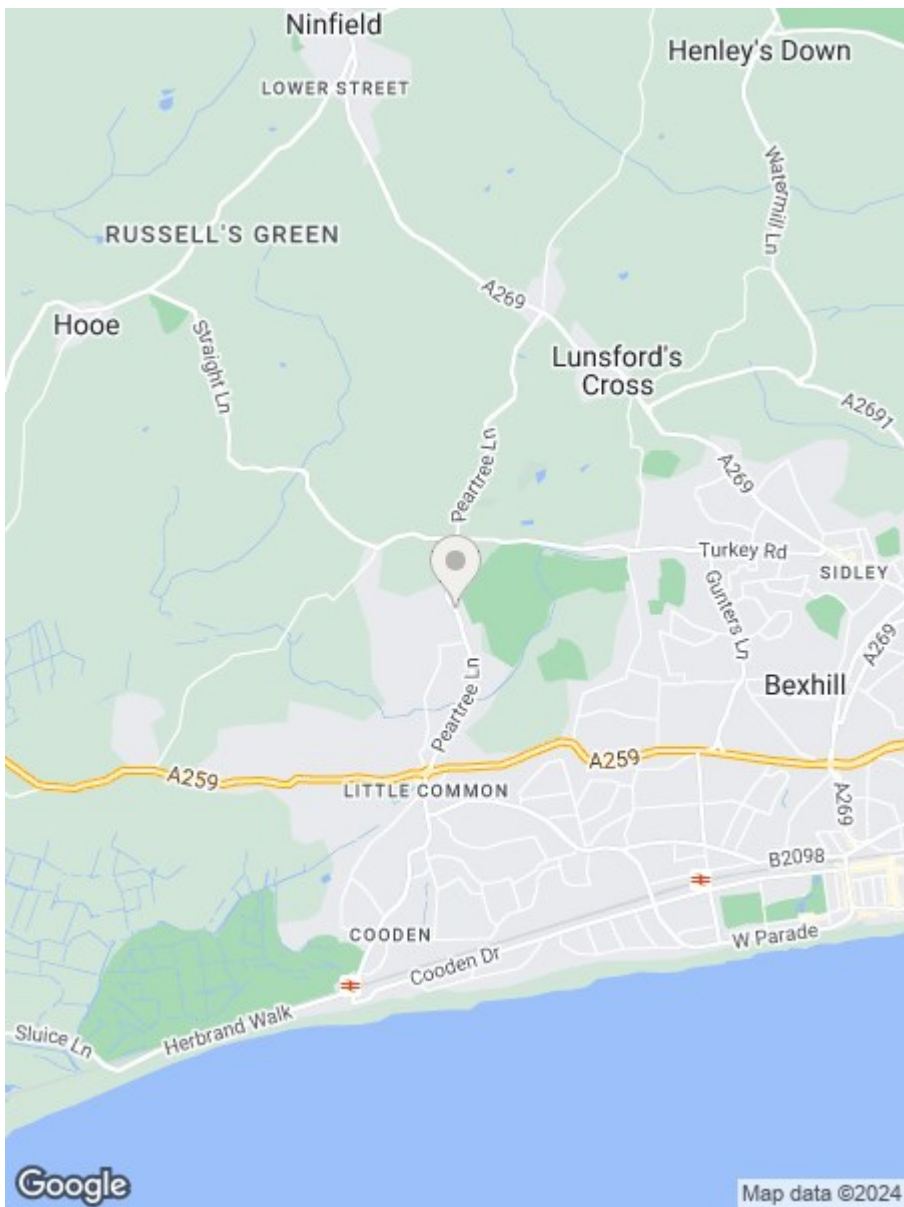
BASEMENT
187 sq.ft. (17.4 sq.m.) approx.



DETACHED GARAGE
149 sq.ft. (13.8 sq.m.) approx.

TOTAL FLOOR AREA : 1250 sq.ft. (116.1 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.



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**