

**RUSH
WITT &
WILSON**



**16a Pebsham Drive, Bexhill-On-Sea, East Sussex TN40 2RU
£495,000**

A beautiful three bedroom detached bungalow, built approx. 2 years ago, presented to an exceptional standard throughout, comprising large kitchen/dining room, living room, conservatory, three double bedrooms, bathroom, ensuite. Other internal benefits include gas central heating system, double glazed windows and doors and beautiful engineered wood flooring. Externally, the property boasts off road parking for multiple vehicles and beautifully landscaped, private, rear garden. Viewing comes highly recommended by RWW Sole Agents.



Covered Entrance Porch

Entrance Hall

Access to roof, large built in double doored cloaks cupboard, engineered wood flooring.

Living Room

16'2 x 15'6 (4.93m x 4.72m)

Fireplace with log burning stove with brick and tile surround, engineered wood flooring, bi-fold doors open in to the conservatory.

Conservatory

14'2 x 12'8 (4.32m x 3.86m)

Overlooking the rear southerly elevation, UPVC double glazed with glass roof, French doors to the side elevation.

Kitchen/ Breakfast Room

20'9 x 12'5 (6.32m x 3.78m)

Stunning brand new kitchen with tiled wood effect flooring, windows to both the rear and side elevations, door leading out to the side passage, Neff induction hob with extractor canopy and light, Neff double oven with grill, built in fridge and freezer, built in Bosch dishwasher, integrated Integrated washing machine, sink unit with mixer tap, space for table and chairs.

Bedroom One

19'5 x 11'9 (5.92m x 3.58m)

Box window to the front elevation, built in wardrobe cupboards with sliding doors, hanging space and shelving.

En-Suite

Comprising double width walk in shower with fixed chrome showerhead, hand shower attachment and controls, wc with concealed cistern, wall mounted wash hand basin with vanity unit, obscured glass window to the side elevation, ceramic floor and wall tiling.

Bedroom Two

12'5 x 10'6 (3.78m x 3.20m)

Window to the front elevation.

Bedroom Three

11'9 x 10'7 (3.58m x 3.23m)

Window to the side elevation.

Bathroom

WC with concealed cistern, wall mounted wash hand basin with vanity drawers, panelled bath, obscured glass window to the side elevation, electric shaver point and built in linen cupboard.

Outside

Front Garden

Mainly laid to lawn, all enclosed with with fencing to both sides, bricked caved off road parking available for several vehicles.

Rear Garden

Southerly facing, mainly laid to lawn, private and secluded with fencing to all sides, patio area for alfresco dining.

Agents Note

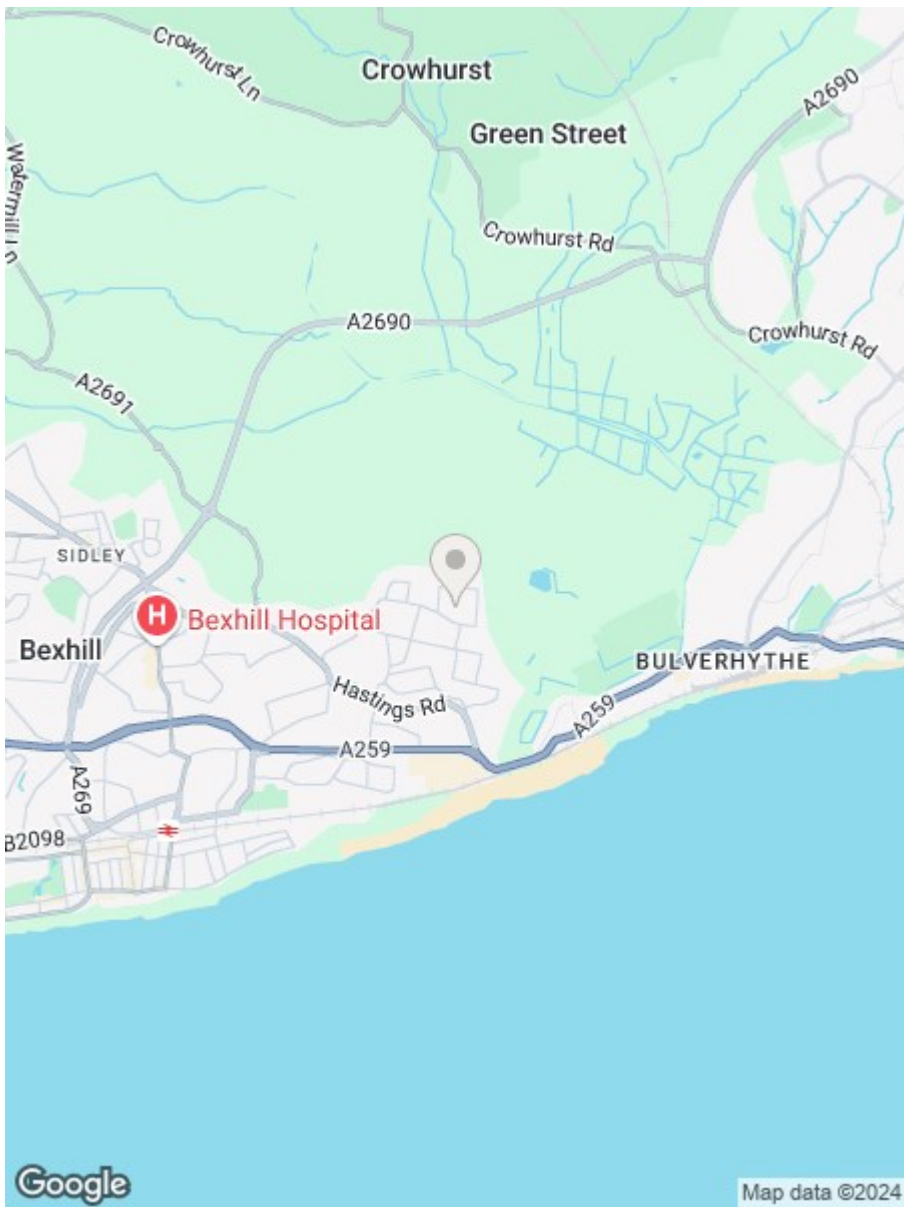
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 1334 SQ.FT. (124.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		94
(81-91) B	84	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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	

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