



111 Peartree Lane, Bexhill-on-Sea, TN39 4NS

Offers In Excess Of £699,950







# 111 Peartree Lane

Bexhill-on-Sea, TN39 4NS

- 34' triple aspect lounge/sitting room
- Bath/shower room with contemporary suite
- Garage and extensive parking with electric car charging point
- Large rear garden with westerly aspect
- No onward chain
- Four/Five bedrooms - with contemporary en suite to main bedroom.
- Bright and beautifully presented accommodation
- Large kitchen/dining room with extensive storage, integrated appliances and bi-fold doors opening onto the rear garden
- Ground floor study/bedroom five
- Exceptional and highly individual detached house in road of individual properties

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this exceptional four/five bedroom detached house of character, beautifully presented and situated in a much favoured road of individual property within easy reach of Little Common shops and services. Built in the 1930's, but extended to the rear in more recent years, the property offers bright and spacious, family-size accommodation which includes four first floor bedrooms - the main bedroom with large en suite shower room, a superb 34' though lounge/sitting room, - formerly two separate reception rooms and easily reinstated if required, a useful study which could also provide a ground floor fifth bedroom, cloakroom and bath/shower room with contemporary suite. The centrepiece of the property is the kitchen/dining room - overlooking the rear garden with bi-fold doors providing access and a lovely kitchen with island unit and integrated appliances. Outside, there is a garage, extensive off-road parking with an electric car charging point and, to the rear, a large, surprisingly private, rear garden with a westerly aspect. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated just a few hundred yards from a local shop in Cowdray Park Road and just under half a mile from Little Common shops and services, including buses and a highly-rated primary school. Cooden Beach railway station, golf course and seafront are just over a mile distant.



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**Bedroom One**

**Utility Room**

**Cloakroom**

**En Suite Shower Room**

**Bedroom Two**

**Garage**

**EPC Rating**

**First Floor Landing**

**Large Rear Garden**

**Lounge/Sitting Room**

**Kitchen/Dining Room**

**Study/ Bedroom Five**

**Bedroom Three**





**Bath/Shower Room**

**Outside**

**Good Size Entrance Hall**

**Bedroom Four**

**Separate WC**

**Council Tax Band**

**Full Description**









Floor Plans



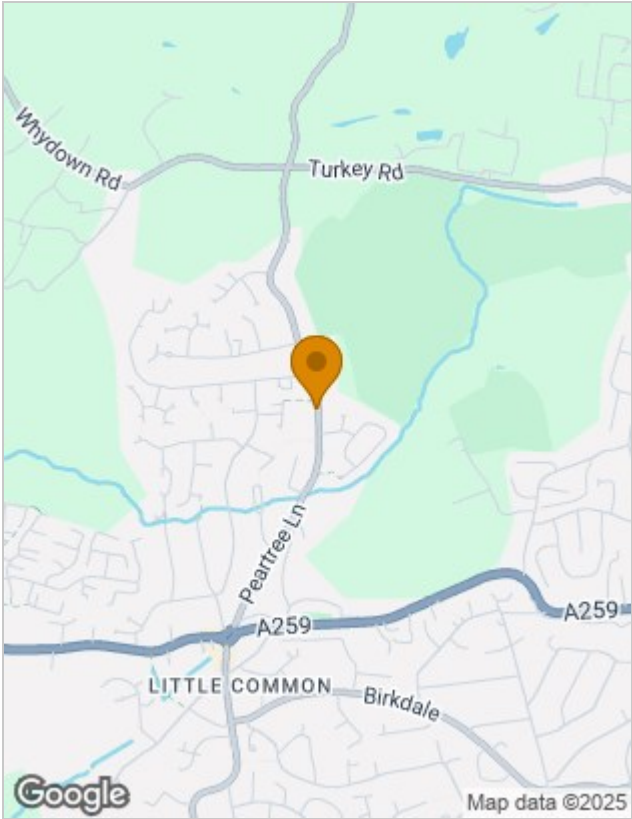
Viewing

Please contact our Sales Office on [sales@abbottandabbot](mailto:sales@abbottandabbot) if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

