51 Pebsham Lane, Bexhill-On-Sea, East Sussex TN40 2QN

Offers In Excess Of £352,000 Freehold

A spacious three bedroom detached bungalow with accommodation comprising modern fitted kitchen, living/dining room, conservatory and shower room suite. Other benefits include a gas central heating system, double glazed windows, double glazed doors and is sold with no onward chain. Externally the property has off road parking to the front, garage and a low maintenance rear garden. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.

Entrance Porch
To the side elevation, entrance door, obscure glass window to the side.

Living/Dining Room
22'2 x 21'2 (6.76m x 6.45m)
Triple aspect with windows to either side elevations and front, two double radiators.

Inner Hallway
Built-in cloaks cupboard, access to the roof space, built-in airing cupboard with slatted shelving.

Kitchen
10'10 x 10'8 (3.30m x 3.25m)
Window and door to the side elevation, fitted kitchen comprising a range of base and wall units with laminate worktops, single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, integrated double oven and grill, electric hob with extractor canopy and light, plumbing for washing machine, plumbing for dishwasher, tiled splashbacks.

Conservatory
19'1 x 7'7 (5.82m x 2.31m)
To the side of the property and being triple aspect with windows to the front, side and rear elevations, French doors to the front and rear, double radiator.

Bedroom One
13'9 x 10'2 (4.19m x 3.10m)
Window to the rear elevation, built-in wardrobe cupboards, single radiator.

Bedroom Two
10'6 x 10'2 (3.20m x 3.10m)
Window to the rear elevation, single radiator, pedestal wash hand basin, with splashbacks, built-in wardrobe cupboard.

Bedroom Three
10'2 x 7'1 (3.10m x 2.16m)
Window to the front elevation, single radiator, built-in wardrobe cupboards.

Shower Room
Obscured glass window to the side elevation, suite comprising walk-in shower with electric shower unit controls, shower head and sliding screen, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, heated towel rail, tiled walls.

Outside

Front Garden
Mainly laid to lawn enclosed with hedging and fencing to both sides, brick paved pathways offer side access and front entrance, outside lighting, off road parking is available on the brick paved driveway to the front.

Side & Rear Gardens
Courtyard area to the side of the property, outside water tap with the rear garden being predominately designed for low maintenance in mind and is laid to patio with a timber framed shed, enclosed to all sides with mature hedging and fencing, flower beds stocked with plants and flowers of various kinds.

Garage
Electric garage door, power and light.

Agents Note
Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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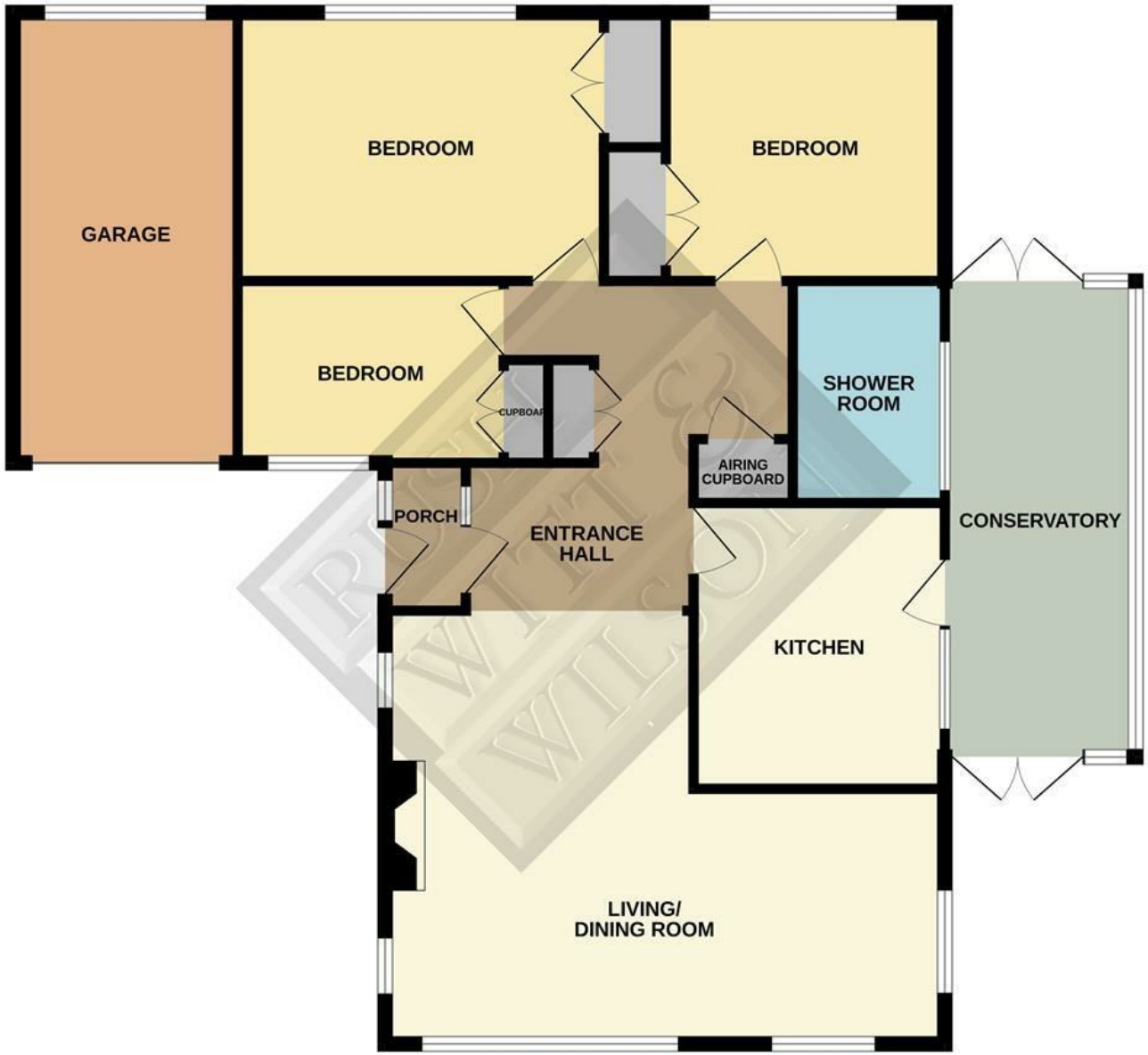
GROUND FLOOR
1194 sq.ft. (111.0 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (111.0 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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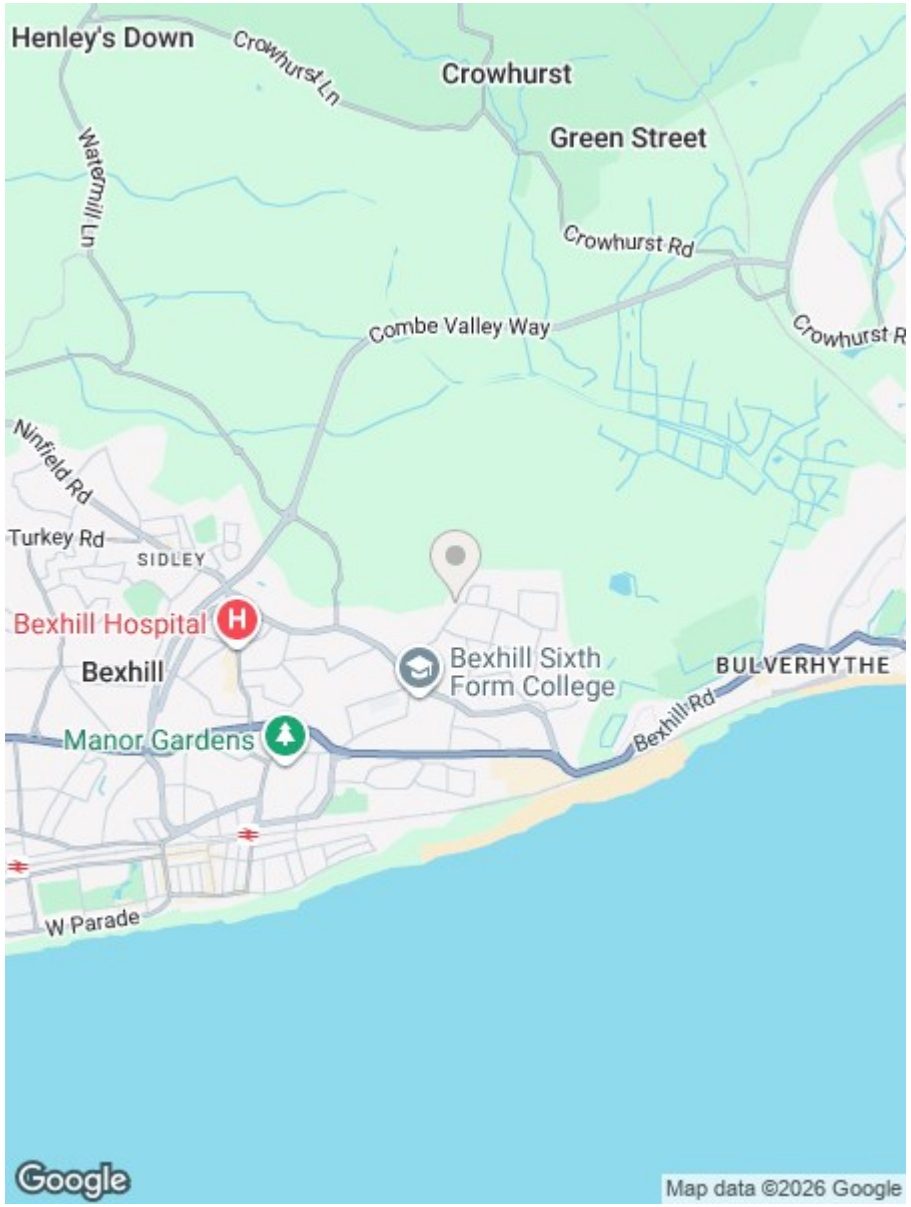

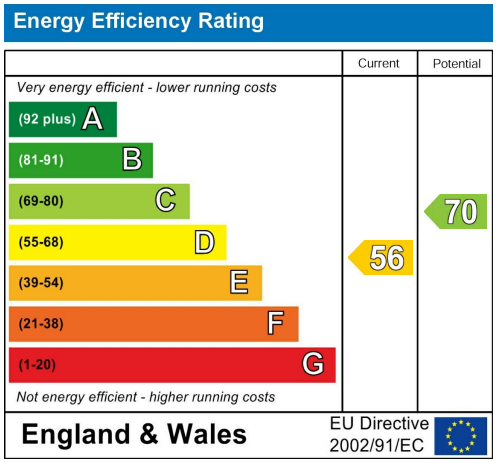

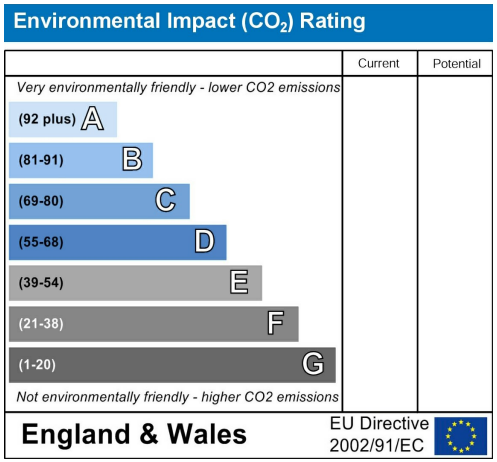

RUSH WITT & WILSON

Residential Estate Agents
Lettings & Property Management

The Property Ombudsman
Relocation agent network

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