



114 Pebsham Lane, Bexhill-on-Sea,  
East Sussex TN40 2RR



## PROPERTY DESCRIPTION

A well-presented two double bedroom detached bungalow situated in the popular Pebsham location which is within a short drive of Ravenside Retail Park & seafront. The property offers a spacious south-facing lounge, a large conservatory overlooking the rear garden and a modern bathroom. Outside benefits include a generous south-facing garden with storage under the property, a large driveway providing ample off-road parking and a garage with electric door. EPC - TBC.

## FEATURES

- Two Bedroom Detached Bungalow
- Bright & Spacious Lounge/Dining Room With Log Burner
- Large Driveway With Off Road Parking For Several Vehicles
- Garage With Internal Access & Electric Roller Door
- Contemporary Bathroom
- South Facing Garden With Raised Decking Area & Under-House Storage
- Situated On The 98 Bus Route
- Short Drive To Ravenside Retail Park & Seafront
- Very Well Presented Throughout
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door, spotlights, door leading to the garage, cloaks cupboard area, vertical radiator.

### Inner Hall

Access to loft space via hatch, spotlights.

### Lounge/Dining Room

22' 0" x 11' 11" (6.71m x 3.63m) An exceptionally bright and spacious south facing room with double glazed windows and double doors with the latter leading to the conservatory, ceiling coving, two radiators, feature log burner.

### Conservatory

20' 9" x 7' 9" (6.32m x 2.36m) A spacious south facing conservatory with double glazed windows to the both sides and rear, double doors leading to the raised decked area, power points, radiator.

### Kitchen

10' 11" x 10' 10" (3.33m x 3.30m) Double glazed window and UPVC door to the side, ceiling coving, spotlights, a fitted kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, a range of matching wall and base cupboards with fitted drawers, space for cooker and two under-counter appliances, radiator.

### Bedroom 1

13' 10" x 10' 11" (4.22m x 3.33m) Double glazed window to the front, ceiling coving, radiator, built-in wardrobes with sliding mirror doors.

### Bedroom 2

10' 8" x 10' 7" (3.25m x 3.23m) Double glazed window to the front, ceiling coving, radiator.

### Bathroom

7' 7" x 7' 6" (2.31m x 2.29m) Double glazed frosted glass window to the side, a contemporary three piece suite comprising; low level WC, wash hand basin with mixer tap and drawers under, panelled bath with mixer tap, folding screen, chrome controls and shower over, shaver point, heated ladder style towel rail.

### Garage

19' 4" x 8' 0" (5.89m x 2.44m) Accessed via electric roller door, door from the hallway and door to the rear leading to the garden, fusebox, electric and gas meters, power points, lighting.

### Outside

To the front there is a large block paved driveway offering parking for several vehicles, two areas laid to lawn, various shrubs, bushes and trees, gated side access.

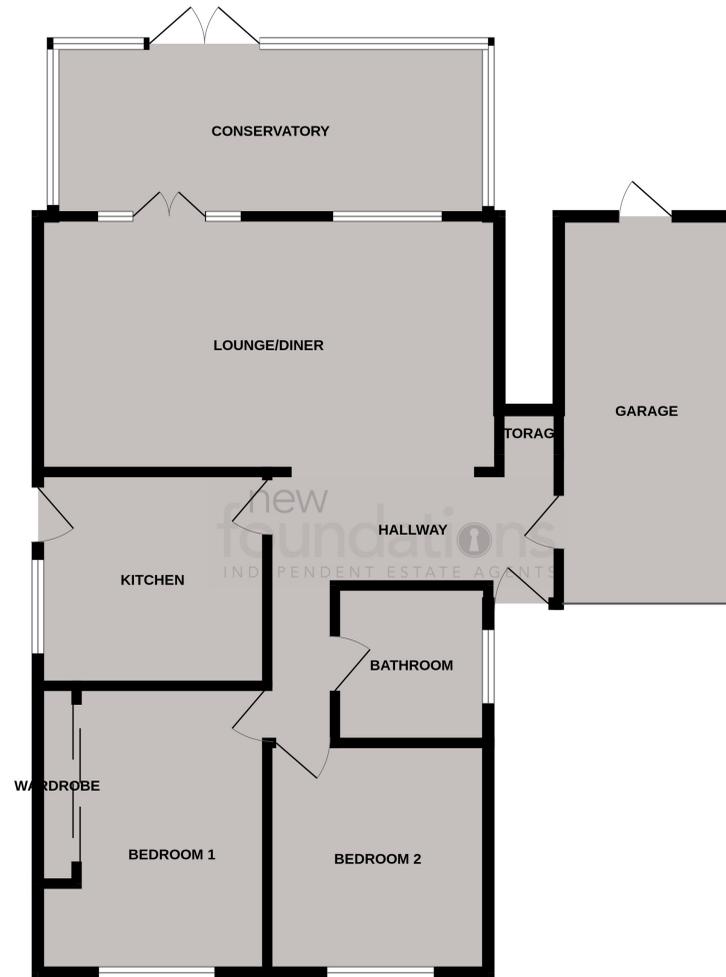
The rear garden benefits from being of a southerly aspect. Adjacent to the rear of the property there is a raised decking area ideal for outside entertaining, power point, steps down to the main area of garden which is mainly laid to lawn, flower bed with sleeper borders, well planted flower and shrubs borders, gated side access, further decked area at the foot of the garden, steps up to the rear door leading to the garage.

### Under House Storage

A good size storage area with restricted head height with lighting.

# FLOORPLAN

## GROUND FLOOR



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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