



71 Pebsham Lane, Bexhill-on-Sea, East
Sussex TN40 2RB



PROPERTY DESCRIPTION

An extremely well presented 3 double bedroom semi detached house which has been skilfully extended to give excellent accomodation comprising- large living room with wood burner, ground floor shower room, dining room, with bi fold doors, open plan with a beautiful hand built kitchen with quartz working surfaces and vaulted ceiling. Master bedroom with ensuite shower room and further family bathroom. Integral garage with driveway, private rear garden with large workshop (formerly a Garage). Other notable benefits include solar panels (installed less than a year ago) and gas boiler and radiators. TO BE SOLD WITH VACANT POSSESSION. EPC- B

FEATURES

- 3 double bedroom semi detached house
- Skilfully extended to the ground and first floor
- Beautiful Hand built kitchen with vaulted ceiling
- Open plan dining room with bilfold doors onto garden
- Integral garage and driveway
- solar panels (installed less than a year ago)
- Council tax - C
- Ground floor and first floor shower rooms plus ensuite to bedroom 1





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to entrance porch with double glazed window and further glazed door leading to entrance hall with radiator.

Lounge

18' 9" x 12' 0" (5.71m x 3.66m) With inset wood burner, TV aerial point, radiator, double glazed window with outlook to front.

Inner Hallway

With radiator, under stairs storage cupboard, personal door to Garage.

Ground Floor Shower Room

7' 9" x 5' 7" (2.36m x 1.70m) With shower cubicle with glass screen and chrome fittings, low level WC, wash hand basin with mixer tap and cupboards under, heated towel rail, tiling to walls, extractor fan, double glazed frosted glass window.

Dining Room

15' 3" into alcove x 12' 9" (4.65m into alcove x 3.89m) Further door leading from inner hallway to dining room with tiled floor, underfloor heating, picture rail, double glazed door onto rear garden and double glazed bifold doors also leading onto garden, open plan to Kitchen.

Kitchen

9' 9" x 7' 10" (2.97m x 2.39m) With a comprehensive range of fittings comprising; Quartz working surfaces with hand built ash cupboards with one and a half bowl sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, glass display shelving, built-in eye level Bosch oven with warming drawer and cupboards above and below, Bosch ceramic hob with stainless steel splashback and cooker hood over, built-in and concealed dishwasher and fridge, part tiling to walls, spotlights, attractive vaulted ceiling with velux window and further double glazed window overlooking the rear garden, continuation of the tiled floor with underfloor heating. Some additional units matching the kitchen, accessed via the dining room, including cupboards and a built-in stainless steel fronted microwave.

First Floor Landing

Access to loft space (with loft ladder, fully boarded with velux window), wall mounted central heating thermostat, large airing cupboard with shelving and hot water tank.



Bedroom 1

14' 2" x 7' 9" (4.32m x 2.36m) to fronts of wardrobes, Double glazed window to the front with distant sea views, ceiling coving, built-in double wardrobe, radiator.

En-Suite

7' 9" x 4' 11" (2.36m x 1.50m) Double glazed patterned window to the rear, spotlights, a beautiful and contemporary suite comprising; large fully tiled walk-in shower cubicle with shower over, low level WC, wash hand basin with mixer tap and drawers under, chrome heated ladder style towel rail.

Bedroom 2

12' 0" x 10' 11" (3.66m x 3.33m) Double glazed window to the front with distant sea views, ceiling coving, a range of built-in wardrobes with drawers, radiator.

Bedroom 3

11' 0" x 8' 0" (3.35m x 2.44m) Double glazed window to the rear, ceiling coving, picture rail, built-in wardrobes with drawers, radiator.

Shower Room

7' 6" x 7' 4" (2.29m x 2.24m) Double glazed frosted glass window to the rear, spotlights, a beautiful and contemporary four piece suite comprising; large fully tiled walk-in shower cubicle with shower over, low level WC, bidet, wash hand basin with mixer tap and drawers under, chrome heated ladder style towel rail.

Garage

17' 11" x 7' 10" (5.46m x 2.39m) Accessed via electric door, personal door from the inner hall, wall mounted gas fired boiler, space for washing machine, power and lighting, solar panel components.

Outside

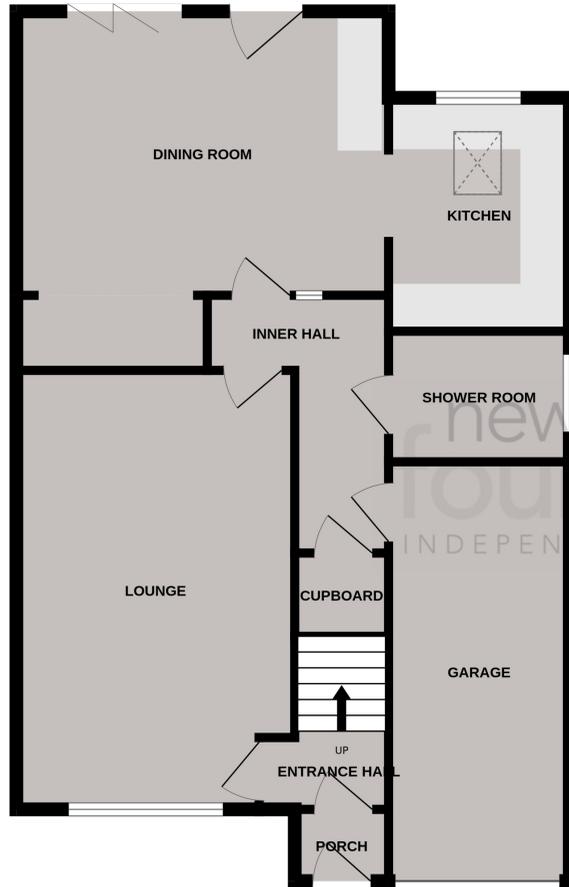
To the front there is a driveway which in turn leads to the integral garage, small area of paving, the remainder of the garden is laid to lawn with planted borders.

Adjacent to the rear of the property there is an area laid with block paving, recessed log store, patio area at the foot of the garden, the remainder of the garden is mainly laid to lawn, gated access.

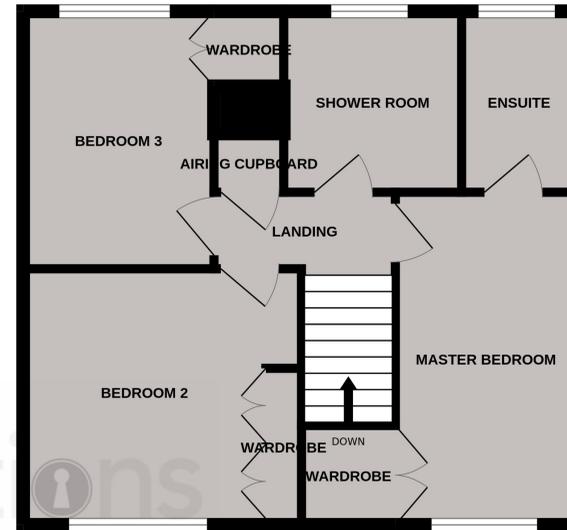
Brick Built workshop with double glazed window and door, lighting, power points.(formerly a garage)

FLOORPLAN

GROUND FLOOR



1ST 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	83	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

