



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£550,000** 160 Peartree Lane, Bexhill-on-Sea TN39 4NR  
🛏️ 2 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception







## AT A GLANCE...

An attractive detached bungalow with an expansive rear garden backing onto the third hole at Highwoods Golf Course with no onward chain. The bungalow is located in the popular Little Common area of West Bexhill and offers accommodation including; A welcoming entrance hall leading to the dual aspect lounge featuring a gas fireplace and sliding doors opening to the garden. The fitted kitchen has matching wall and base units with an integrated oven & hob. It also has a useful larder cupboard, space for appliances and a door into the separate utility room. Double doors from the lounge open into the dining room. Featuring dual aspect windows and an en-suite shower room, the master bedroom features beautiful views of the rear garden. In addition, there is a further good sized double bedroom and a bathroom suite. The bungalow is double glazed and gas centrally heated via a regularly serviced boiler.



### Key Features:

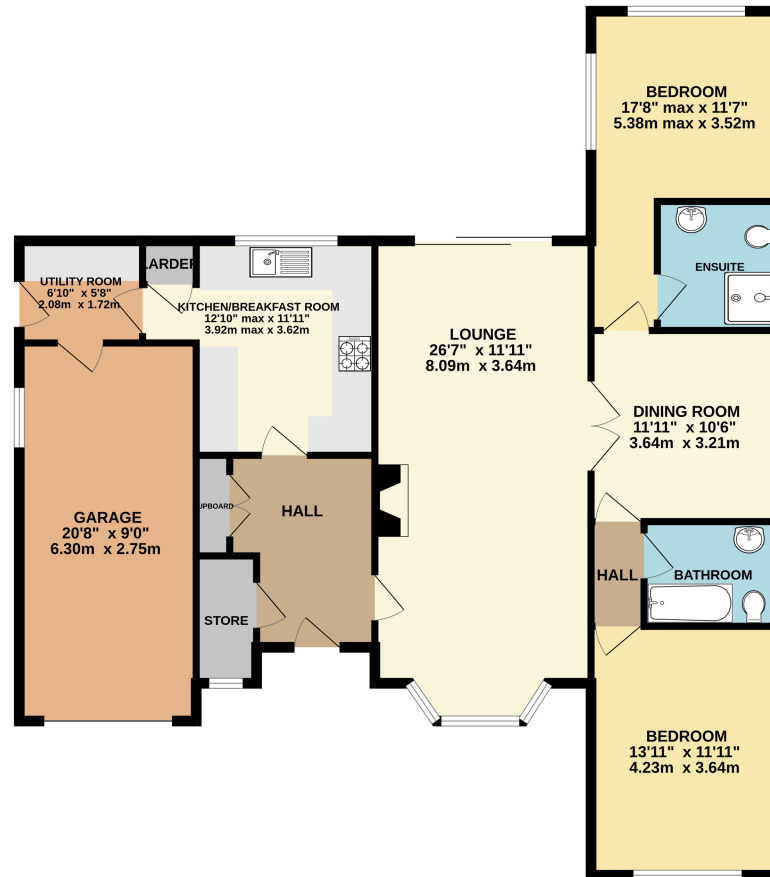
- Spacious Detached Bungalow
- Backing On To Highwoods Golf Course
- Two Bathrooms
- Popular Little Common Location
- No Onward Chain
- Two Double Bedrooms
- Off Road Parking And Large Garage
- Kitchen With Separate Utility Room

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GROUND FLOOR  
1291 sq.ft. (120.0 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

## Exterior

Parking is available off-road at the front of the house, and the garage can be accessed via an up-and-over door. The utility room also has access to the garage. There is both power and light in the garage where the boiler is housed.

There are a variety of well-established plants, shrubs and trees in the extensive rear garden. There is a patio area ideal for alfresco dining, a filtered fish pond, a pergola, a garden shed and summerhouse. The rear section of the garden features a vegetable garden, fruit cage and views over the third hole at Highwoods Golf Course.

## Location

Situated in the sought-after location of Little Common, offering a range of independently owned shops, Doctors surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.5 miles away with regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. Little Common Primary School is within the village, currently rated as 'Outstanding' on the latest Ofsted report.

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