



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

35 Peartree Lane, Bexhill-on-Sea, East Sussex TN39  
**£475,000** 4PE  
3 Bedroom 1 Bathroom 2 Reception







## AT A GLANCE...

A substantial west facing rear garden and a wealth of charm characterise this exceptional 1930s semi-detached house.

With its convenient location just a short walk from Little Common village, the house offers well-proportioned accommodation that includes a welcoming reception hall leading to the living room with a feature bay window and an inset multi-fuel log burner. In the kitchen, there are modern fitted matching wall and base units, an eye-level oven and grill installed this year, and a four-ring gas hob. A door leads to the rear garden, as well as space for further appliances. The ground floor also includes a dining room with a door to the rear garden and a cloakroom.

There are three double bedrooms, a modern family bathroom suite, and a separate cloakroom on the first floor.

Furthermore, the property has gas central heating and double glazing throughout, with a new boiler installed just 18 months ago. Your early viewing is highly recommended in order to fully appreciate all this property has to offer!



### Key Features:

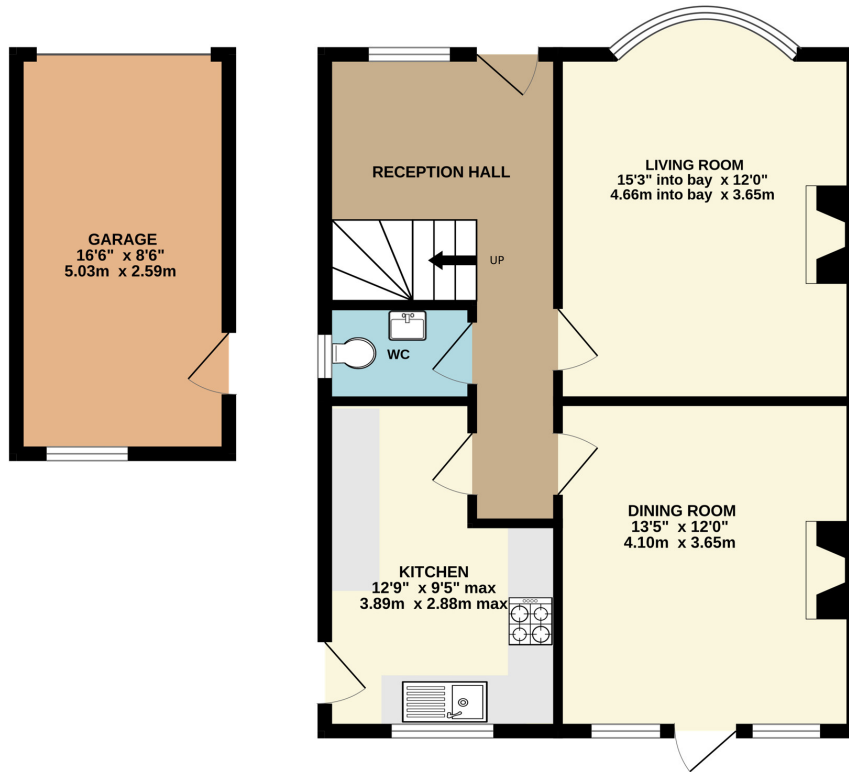
- 1930s Semi-Detached House
- Substantial West Facing Rear Garden
- Two Reception Rooms
- New Boiler 18 Months Ago
- Wealth of Character & Charm Throughout
- Three Double Bedrooms
- Extensive Off Road Parking & Detached Garage
- Modern Fitted Kitchen & Bathroom

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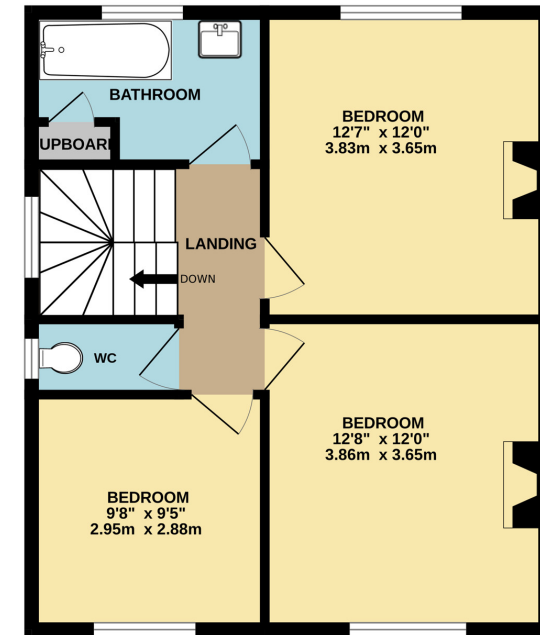
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GROUND FLOOR  
724 sq.ft. (67.3 sq.m.) approx.



1ST FLOOR  
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1237 sq.ft. (115.0 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>		<b>81</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Location

The property is situated in the sought-after village of Little Common in West Bexhill. Within the Village, you will a range of Independently owned, day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach located just 1.2 miles away along with Cooden Beach Golf Club and the beach at Cooden itself. Bexhill Town centre is just 2 miles away with seafront promenades, the iconic 'De La Warr Pavillion, Restaurants, and the Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

## Outside

An attractive shingle driveway provides off-road parking for multiple vehicles, leading to the garage. The remainder of the front garden is laid to lawn with mature shrubs and bushes. A gated side entrance provides access to the property's rear. The rear garden is fully enclosed, offering a great deal of seclusion and is predominantly laid to lawn. There are paved areas where you can enjoy alfresco dining, concrete standing area with a timber framed storage shed, gated side access that leads to the side door of the garage, an outside water tap, and a timber framed greenhouse at the rear.

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