



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£325,000 98 Pebsham Lane, Bexhill-on-Sea TN40 2RR
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

With a south-facing rear garden, extensive off-road parking, and a detached garage, this semi-detached bungalow has no onward chain!

The property is close to bus routes and Ravenside Retail Park, with accommodation including a spacious lounge/diner with a feature fireplace and a door out to the rear garden. The fitted kitchen features matching wall and base units with space for appliances and a door out to the rear garden.

There are two bedrooms in the bungalow, one spacious double bedroom and one single bedroom. Additionally, there is a fitted shower room and a large loft space, as well as double glazing and gas central heating via new combi boiler installed in 2024.

To appreciate all the bungalow has to offer, an early viewing is highly recommended!



Key Features:

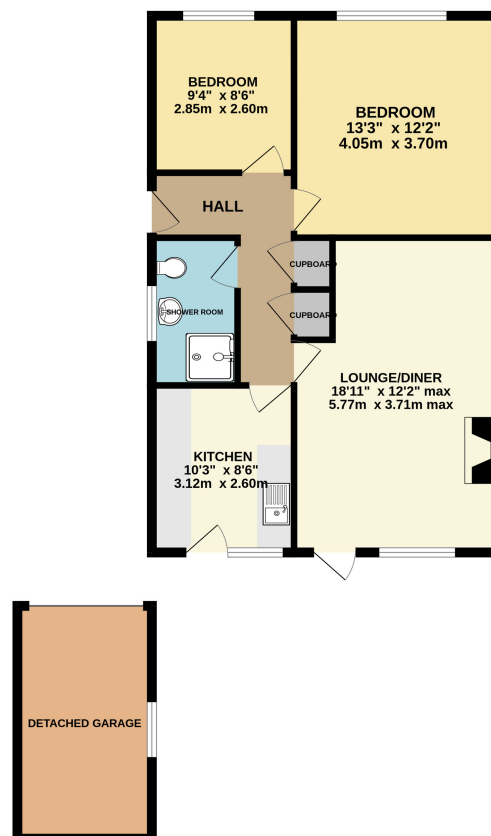
- Semi-Detached Bungalow
- South-Facing Garden
- No Onward Chain
- New Boiler 2024
- Two Bedrooms
- Extensive Off-Road Parking & Garage
- Double Glazing & Gas Central Heating

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

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GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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.



Exterior

There is small garden at the front of the property as well as extensive off-road parking and access into the detached garage.

The rear garden is south-facing offering a great deal of privacy. Predominantly laid to lawn with a variety of well-established plants, shrubs and trees. Gated access is available to the side of the property.

Location

The property is situated within close proximity to bus routes into Bexhill, Hastings and Eastbourne. Ravenside retail park and the beach at Glyne Gap are only a mile away and Bexhill seafront and the iconic De La Warr Pavilion are just 1.5 miles away. You will find a local convenience store, a doctor's surgery, pharmacy, primary schools, secondary schools and the Ofsted rated 'Outstanding' Bexhill College a short distance away.

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