



35 Peartree Lane, Bexhill-on-Sea, East  
Sussex TN39 4PE



## PROPERTY DESCRIPTION

A charming and extremely well presented 1930's three double bedroom, two reception semi-detached house ideally situated within close proximity to Little Common Village with it's array of amenities and bus routes into Bexhill, Hastings & Eastbourne. The internal accommodation is set over two floors and comprises; large entrance hall, bay fronted lounge, dining room opening into the garden, stunning kitchen and ground floor cloakroom/WC. To the first floor there are three double bedrooms, stunning bathroom and separate WC. Outside the property boasts a beautiful 90ft west facing garden, garage and off road parking for multiple vehicles. EPC - D.

## FEATURES

- Charming 1930's House
- Semi-Detached
- Three Double Bedrooms
- Two Reception Rooms
- Stunning Kitchen & Bathroom
- Beautiful 90ft West Facing Garden
- Off Road Parking
- Close to Little Common Village
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed patterned insert, further double glazed window to the front, picture rail, radiator, under-stairs storage.

### Lounge

12' 9" x 12' 0" (3.89m x 3.66m) Double glazed bay window to the front, picture rail, radiator, feature fireplace with wooden surround, tiled hearth and inset multi-fuel log burner, television point.

### Dining Room

12' 10" x 12' 0" (3.91m x 3.66m) Double glazed windows and door to the rear with the latter opening into the rear garden, picture rail, radiator.

### Kitchen

12' 9" x 9' 6" (3.89m x 2.90m) A dual aspect room with double glazed windows to the side and rear and door to the side opening into the garden, a stunning fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with chrome central mixer tap, inset four ring gas hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built in eye level oven and grill, space for various appliances including; washing machine, slim line dishwasher, under-counter fridge, recently installed wall mounted gas fired boiler.

### First Floor Landing

Double glazed patterned window to the side, access to loft space via hatch, picture rail, fitted smoke alarm.

### Bedroom One

12' 9" x 12' 0" (3.89m x 3.66m) Double glazed window to the rear overlooking the garden, picture rail, radiator.

### Bedroom Two

12' 10" x 12' 0" (3.91m x 3.66m) Double glazed window to the front, picture rail, radiator.

### Bedroom Three

9' 8" x 9' 5" (2.95m x 2.87m) Double glazed window to the rear overlooking the garden, picture rail, radiator.

### Bathroom

Double glazed patterned window to the front, a stunning fitted suite comprising; panelled bath with chrome mixer tap, shower attachment over and fitted screen, pedestal wash hand basin, radiator, wood panelling to dado rail, airing cupboard housing hot water cylinder and shelving.

### WC

Double glazed patterned window to the side, low level WC, radiator, wood panelling to dado rail.

### Garage

16' 6" x 8' 6" (5.03m x 2.59m) Accessed via up and over door, window to the rear, personal access door, power, lighting.

### Outside

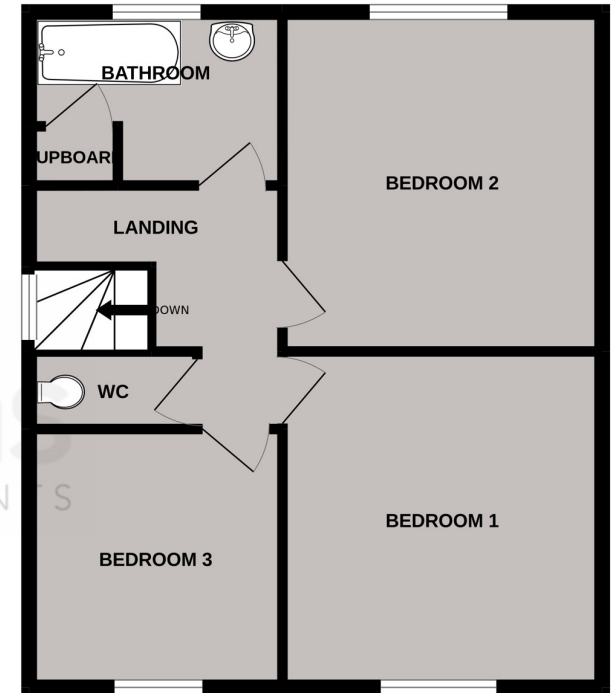
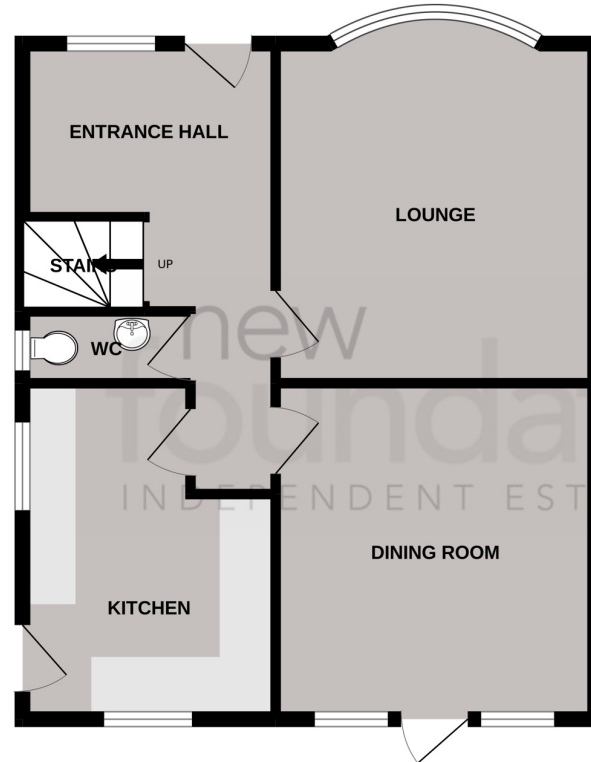
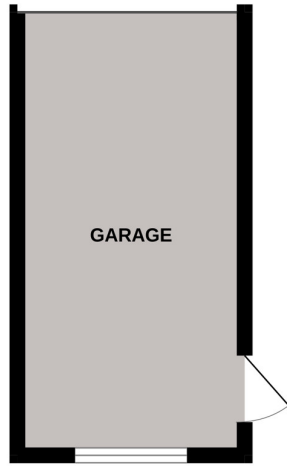
The front of the property is approached via a shingle driveway which provides off-road parking for multiple vehicles and leads to the garage, the remainder of the front garden is predominately laid to lawn with various mature shrubs and bushes, gated side access.

Adjacent to the rear of the property there is a paved area, further area of hard standing with timber framed storage shed and leading to the side door of the garage and the gated side access, outside water tap, further patio area ideal for table and chairs. The rear garden measures approximately 90ft in length from the back of the house and is split into three sections. The first area is predominately laid to lawn with very well planted mature shrubs and trees, timber framed shed, wooden archway through to the second part of the garden which is mainly laid to lawn and again has well planted mature shrubs and fruit trees. The final area is mainly paved with a timber framed greenhouse, the rear garden is fully enclosed offering any a prospective buyer a private area to enjoy.

# 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	67	81
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

