






BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

103 Peartree Lane, Bexhill-on-Sea, East Sussex TN39
£659,950 ^{4NS}  3 Bedroom  2 Bathroom  3 Reception



AT A GLANCE...

Bexhill Estates are extremely proud to present this well maintained and modernised three bedroom detached house, in the sought after location of Little Common. This impressive property sits on a substantial plot and offers comprehensive and versatile accommodation. This deceptively spacious house has been well maintained by the current owners and offers charm and character with accommodation comprising spacious entrance lobby, sitting room with ceiling beams and feature brick fireplace and working open fire, fabulous kitchen with vast array of wall mounted and under worktop storage, solid wood worktops and excellent range of built in appliances, additional sitting room with brick fire surround and wood burner, study and ground floor shower room and w/c. The exceptional garden room with vaulted ceiling and stunning views out into the rear Westerly garden completes the ground floor accommodation.

To the first floor can be found three bedrooms and a family bathroom with full size bath, W.C with concealed system, enclosed shower cubicle with rainwater showerhead, vanity unit and wash hand basin.

In addition the property has Worcester wall mounted combi boiler and gas central heating, double glazing throughout, solid wood floors, oak doors with bespoke latches, and excellent built in storage throughout.

To the outside the property benefits from a park-like Westerly facing rear garden which has been a landscape to provide an area

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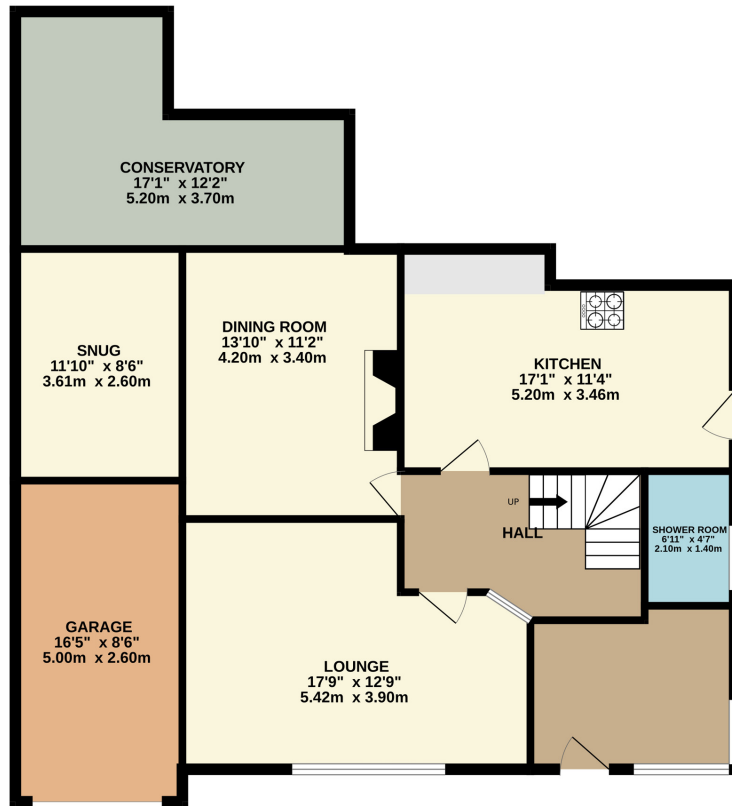
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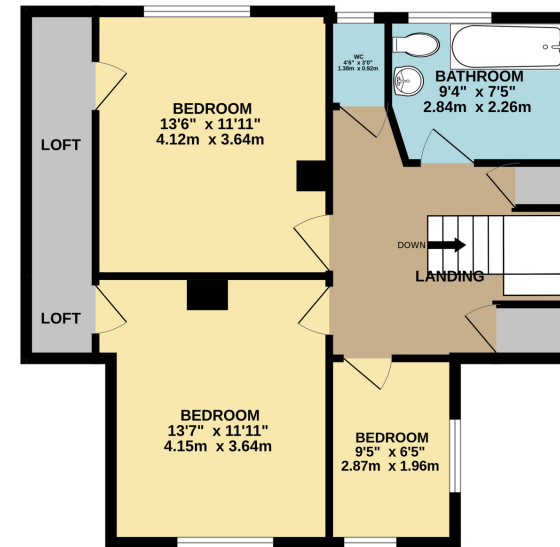
Key Features:

- Impressive Detached House
- Three Reception Rooms
- Two Bathrooms
- Garage
- Little Common Location
- Impressive Garden Room
- Park Like Rear Garden
- Substantial Off Road Parking Area

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
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION

This impressive property is located in the sought-after location of Little Common, offering a range of independently owned shops and amenities including Doctors surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne. Cooden Beach train station with direct line to London Victoria, Brighton and Gatwick Airport, Cooden Golf Club and Cooden Beach are just 1.5 miles away. Highwoods Golf Course and Little Common Primary School, currently rated as 'Outstanding' on the latest Ofsted report, are just a short walk away.

EXTERIOR

The park-like Westerly facing rear garden is a real feature of this property and has been thoughtfully landscaped by the current owners to provide seclusion and calm. There is a vast array of mature trees and colourful planting including Maple trees, Apple and Fig trees, Magnolia and beautiful rose plants, to name just a few.

There is a large area of patio, ideal for alfresco dining in the warmer months and additional paved area with Hyropool self cleaning hydrotherapy hot tub. In addition there are three timber sheds and

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