



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£525,000 20a Peartree Lane, Bexhill-on-Sea TN39 4QT
4 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

The amenities of Little Common Village can be reached within a few minutes' walk of this immaculate detached chalet bungalow. Under current ownership, the property has been well-maintained and has undergone conversion and updates, which include: An enclosed entrance hall opening into a welcoming reception hall with attractive engineered oak flooring. Featuring a log burning stove, the dual aspect living room opens to the low-maintenance, beautifully landscaped garden. The fitted kitchen has a range of matching wall and base units with an integrated oven, hob and extractor fan. Additionally, there is a larder cupboard, space for appliances, and access to the side of the property. Two/Three bedrooms and a bathroom are also located on the ground floor. One of the bedrooms is currently utilised as a second living room. Another was formed after a garage conversion in 2014 that is currently used as a home office. The first floor landing leads to the master suite with an en-suite shower room. Also on the first floor, you will find two large walk-in eaves storage spaces. Moreover, the property was re-pointed in 2016 and has new double glazing installed in 2020, a new regularly serviced boiler installed in 2023. To appreciate all this property has to offer in full, your early viewing is highly recommended.

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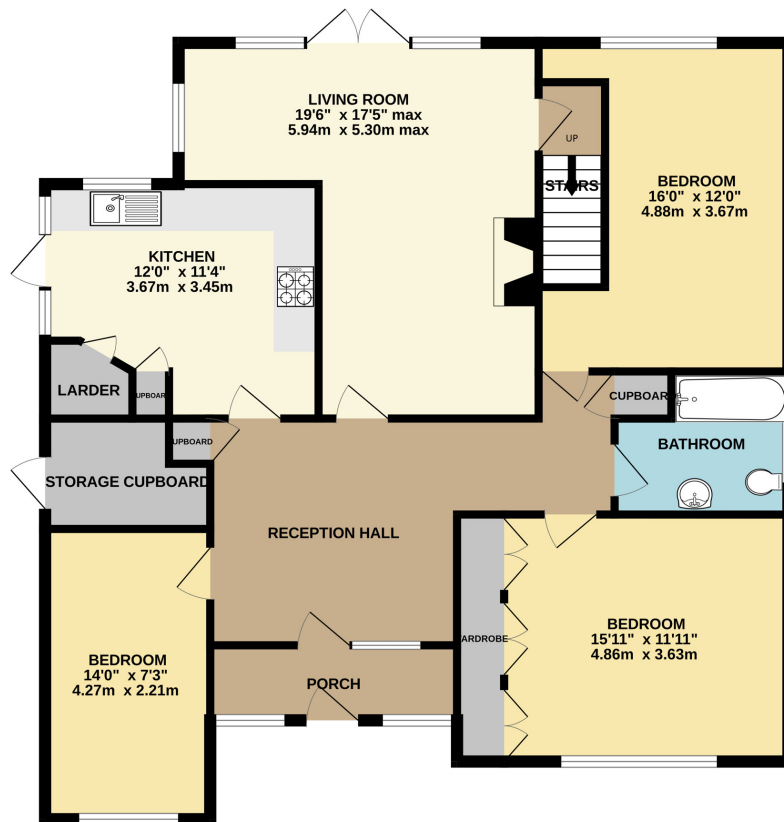


Key Features:

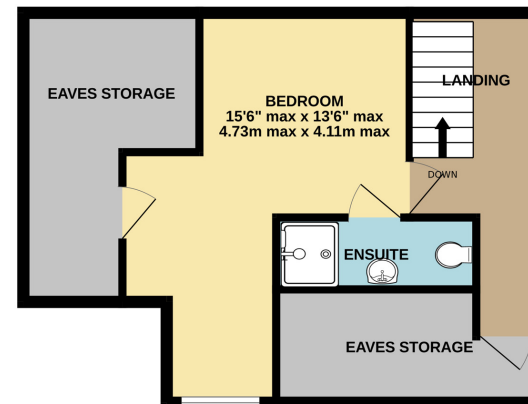
- Immaculate Detached Chalet Bungalow
- Versatile Layout
- Living Room With Log Burning Stove
- Abundant Walk-In Eaves Storage
- Walking Distance To Little Common Village Amenities
- Low Maintenance Landscaped Gardens
- Extensive Off Road Parking
- Two Bathrooms


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GROUND FLOOR
1189 sq.ft. (110.4 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1626 sq.ft. (151.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

There is an extensive driveway at the front of the property providing off-road parking for multiple vehicles. The low-maintenance rear garden has been laid to patio where you can enjoy alfresco dining. You will find well-established raised borders, together with a garden shed with power, a log store, a large walk-in storage cupboard and gated side access at both sides of the property.

Location

The property is a very short walk to the amenities of Little Common Village that gives you access to, amongst others, a pub with restaurant, Tesco Express, GP surgery, pharmacy, hairdressers, launderette, Butchers and a well-regarded delicatessen. Local buses will take you from the village into Bexhill town centre and Hastings, or Eastbourne. The iconic seafront promenade and Bexhill town centre are approximately 2 miles away and Little Common primary school can be found in the village, currently rated as 'outstanding' in its most recent Ofsted report.

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