



**Moonrakers, 136 Pebsham Lane,
Bexhill-on-Sea, East Sussex TN40 2RY**



PROPERTY DESCRIPTION

A three bedroom detached house situated in the ever popular Pebsham location, benefitting from a larger than usual garage with off road parking for two cars, this property boasts ample accommodation and generous room sizes. Notable features of this property include; 30' Living Room/Dining Room, Southerly facing rear garden, Shower Room with separate WC, double glazed windows, gas boiler and radiators, to be sold with no onward chain. EPC - C

FEATURES

- Three Bedrooms
- Detached House
- Good Sized Southerly Facing Lawned Rear Garden
- Large Garage
- Ground Floor WC
- Off Road Parking
- To Be Sold With No Onward Chain
- 30' Living Room/Dining Room
- Popular Pebsham Location
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance

Double glazed sliding door leading to enclosed entrance porch, with further door leading to entrance hall with radiator, door to ground floor WC.

Ground Floor W/C

With low-level WC, wash hand, basin, frosted glass double glazed window.

Living Room/Dining Room

30' 0" x 11' 11" (9.14m x 3.63m) A good sized room with two double glazed windows having outlook over the rear garden with a southerly aspect and double glazed door leading onto garden. Two radiators, fireplace with bricks surround, TV point, telephone point.

Kitchen

12' 6" x 11' 11" (3.81m x 3.63m) With a range of units comprising; one and a half bowl stainless steel sink unit with mixer tap and cupboards and drawers below, range of matching wall mounted cupboards with working services below, part tiled walls, built in dishwasher, space for; washing machine, cooker and freestanding fridge freezer, door leading to inner lobby, door to shelved pantry store cupboard with window, housing gas meter and fuse box.

Inner Lobby

With wall mounted gas boiler, double glazed window double glazed door leading onto the side of the property.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with double glazed window, radiator, hatch to loft space, door to storage cupboard with shelving and chrome ladder radiator.

Bedroom 1

16' 7" x 12' 2" (5.05m x 3.71m) With two double glazed windows having an outlook over the rear garden with radiator and built in wardrobes.

Bedroom 2

12' 1" x 11' 11" (3.68m x 3.63m) With double glazed windows having an outlook over the side and rear of the property with radiator and built in cupboard.

Bedroom 3

13' 4" x 8' 1" (4.06m x 2.46m) With double glazed window having outlook over the front of the property, radiator and built in cupboard.

Shower Room

With large shower tray with independent Aqua Lisa, shower over, glass screen, part tiling to walls, vanity unit wash hand basin with storage cupboards below, chrome ladder radiator, frosted glass double glazed window.

Separate WC

With low-level WC, frosted glass double glazed window.

Outside

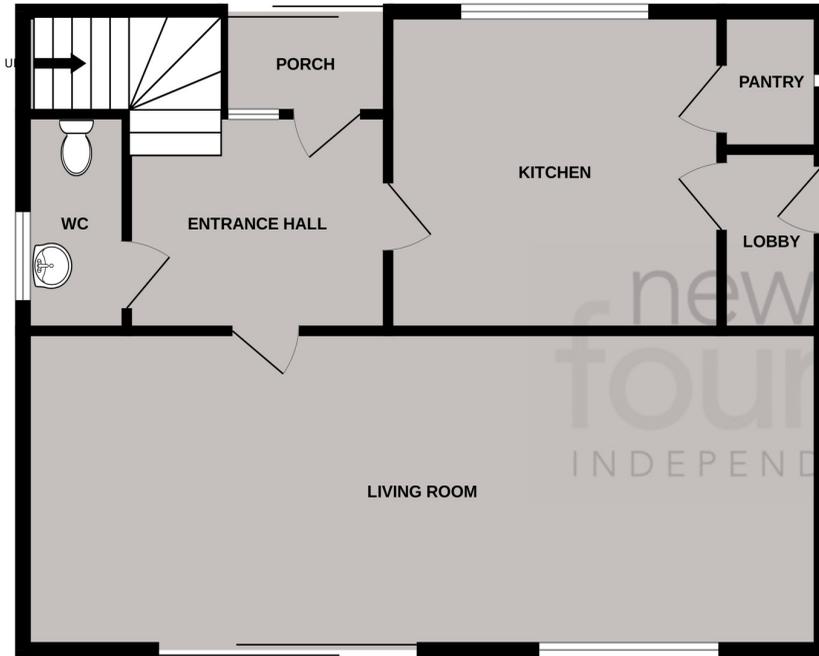
The rear garden being a particular feature of the property and facing in a southerly direction with stairs leading down from the living room to the lawned area of garden, screened by fencing with steps leading to a lower area of the garden, with mature trees and again screened by fencing. Access down both sides of the property leading to the front garden. To the front of the property there is a area of front lawn with some shrubs, steps leading down to the front of the property. In addition, there is a parking for two cars leading to the large garage.

Garage

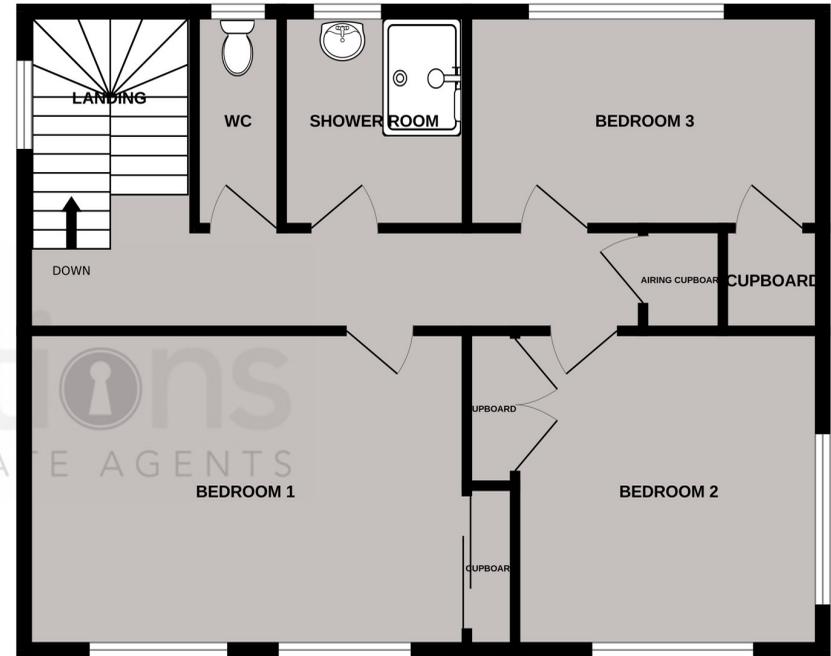
25' 0" x 14' 3" narrowing to 13' 3" (7.62m x 4.34m) With windows overlooking the rear and side with light and power.

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		69	80

England, Scotland & Wales EU Directive 2002/91/EC

