




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£300,000 98 Pebsham Lane, Bexhill-on-Sea TN40 2RR
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception
Offers in excess of



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:

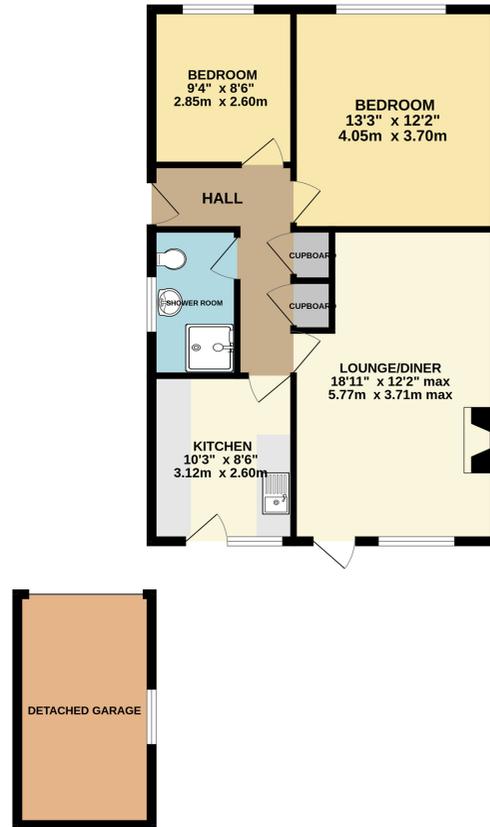
- Semi-Detached Bungalow
- South-Facing Garden
- No Onward Chain
- New Boiler 2024
- Two Bedrooms
- Extensive Off-Road Parking & Garage
- Double Glazing & Gas Central Heating

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	79
(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 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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