



135 Pebsham Lane, Bexhill-on-Sea,
East Sussex TN40 2RN



PROPERTY DESCRIPTION

A deceptively spacious three bedroom detached bungalow situated in the popular 'Pebsham' area of Bexhill and within easy reach of local shops, bus routes, doctors surgery and local schools whilst Ravenside retail park and Glyne Gap beach are only a short drive away. The accommodation comprises; large entrance hall, south facing lounge, kitchen/breakfast room, three bedrooms (one currently arranged as dining room with French doors opening to the garden), bathroom and separate WC. Outside the property has extensive front and rear gardens with the latter benefitting from access via a lane behind and a good size garage with electric roller door. NO ONWARD CHAIN. EPC - D

FEATURES

- Three Bedroom Detached Bungalow
- Large Entrance Hall
- Bright South Facing Lounge
- Kitchen/Breakfast Room
- Good Size Garage
- Extensive Front and Rear Gardens
- Gated Rear Access
- Close to Shops & Bus Routes
- No Onward Chain
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Accessed by UPVC front door with double glazed patterned inserts, ceiling coving, access to loft space via hatch, radiator, large double cloaks cupboard, cupboard with shelving, further storage cupboard.

Lounge

16' 9" x 11' 10" (5.11m x 3.61m) A bright and spacious room with double glazed window to the front which benefits from being of a southerly aspect and overlooking the front garden, ceiling coving, radiator, feature fireplace with wooden mantle, brick surround and tiled hearth.

Kitchen/Breakfast Room

12' 10" x 11' 0" (3.91m x 3.35m) Double glazed window and door to the side with the latter opening into the garden, ceiling coving, fitted kitchen comprising a range of laminate working surfaces with inset stainless steel sink and drainer unit with chrome mixer tap, inset four ring electric hob with extractor fan over, tiled splashback, A range of matching wall and base cupboards with fitted drawers and glazed front of display units, built-in eyelevel double oven and grill, space for washing machine, breakfast bar, radiator, larder cupboard housing wall mounted gas fired boiler.

Bedroom One

13' 5" x 10' 9" (4.09m x 3.28m) Double glazed window to the front which benefits and been of a southerly aspect, ceiling coving, built-in wardrobe with mirrored sliding doors, further range of built-in wardrobes, radiator.

Bedroom Two

12' 1" x 8' 4" (3.68m x 2.54m) Double glazed window to the rear, ceiling coving, radiator, built-in double cupboard.

Bedroom 3/Dining Room

14' 3" max x 9' 11" (4.34m max x 3.02m) Double glazed French doors to the rear opening into the garden, ceiling coving, radiator.

Bathroom

Double glazed patterned window to the rear, ceiling coving, A fitted suite comprising; panelled bath with Mira electric shower over and fitted screen, wash hand basin with cupboard under, radiator, shaver point, tiled walls, extractor fan.

Separate WC

Double glazed patterned window to the rear, ceiling coving, low level WC, radiator.

Outside

The front of the property is approached via a driveway providing off road parking and leading to the garage, stairs rising to a southerly facing sun terrace, gated side access, the remainder of the front garden is predominately laid to patio and crazy paving for ease of maintenance, various mature shrubs and bushes, outside lighting.

The rear garden can be accessed via the kitchen and bedroom three/dining room. From the Kitchen there is a paved area leading to the gated side access, outside lighting, adjacent to the rear there is a patio area with steps that lead to the main area of garden.

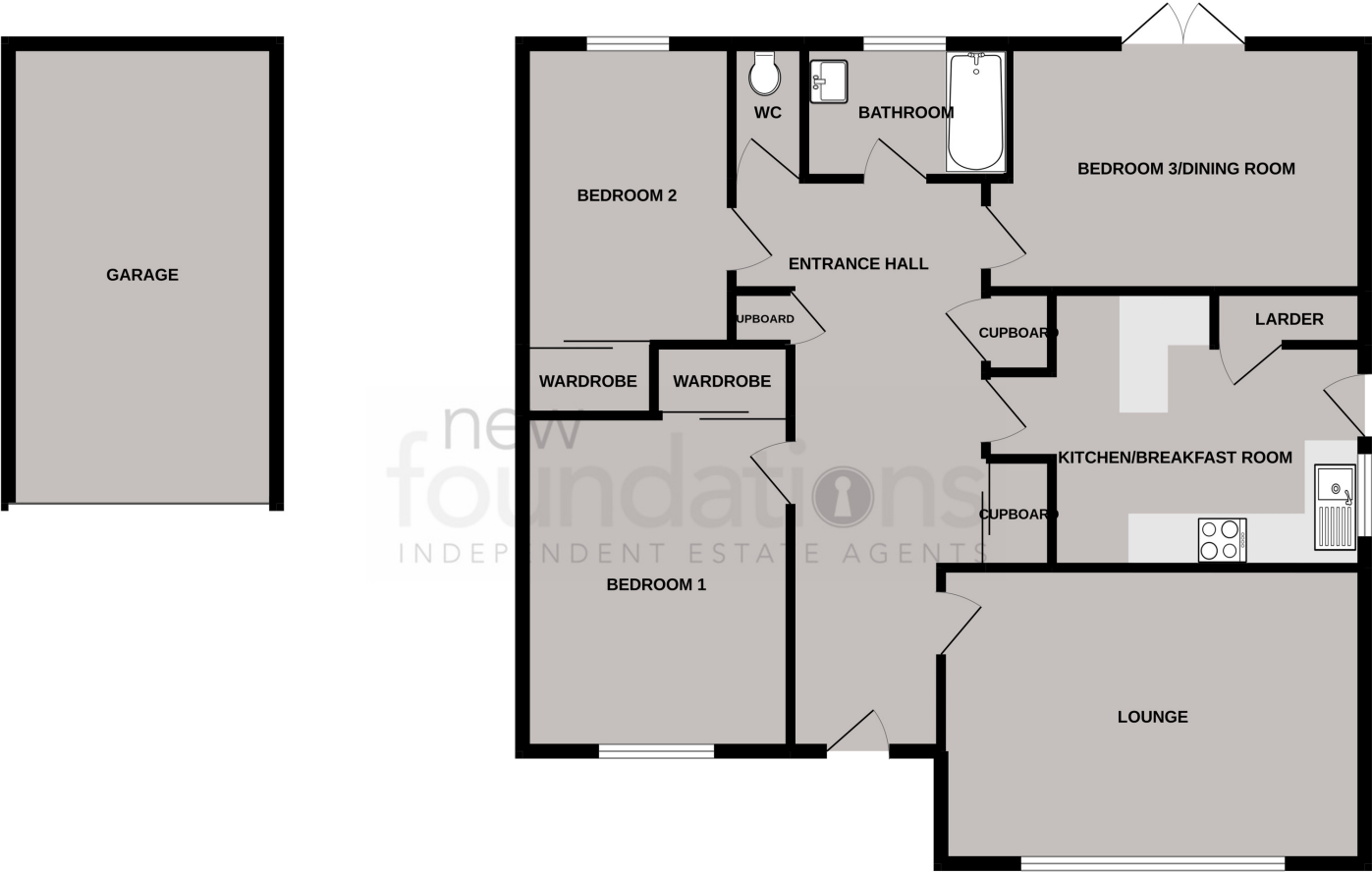
The main area occupies an elevated position therefore attracts the sun for most of the day.

This area is mainly laid to lawn with a paved pathway leading to a crazy paved area, mature shrubs and bushes, timber framed summer house, potting shed, workshop, to the rear of the garden there is a large area of hardstanding which is set behind gated and can be accessed from the lane behind.

Garage

18' 3" x 10' 10" (5.56m x 3.30m) Accessed via electric roller door, power, lighting.

FLOORPLAN



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		
(92-100) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

