



28 Pebsham Lane, Bexhill-on-Sea, East
Sussex TN40 2QA



PROPERTY DESCRIPTION

An immaculately presented two bedroom, two reception room detached bungalow situated on a good size plot. Having been completely refurbished by the current owners and now enjoying a re-fitted kitchen and shower room/WC, further WC/utility room, integral garage converted into a study/occasional bedroom. Other notable features include a beautifully maintained south facing rear garden, dual aspect lounge, separate dining room, large driveway and a recently installed gas fired boiler & replacement windows and doors. EPC - D

FEATURES

- Two Bedroom Detached Bungalow
- Dual Aspect Lounge
- Separate Dining Room
- Completely Refurbished By The Current Owners
- Re-Fitted Kitchen & Shower Room/WC
- Immaculate Presentation Throughout
- Good Size & Beautiful South Facing Rear Garden
- Utility Room/WC
- Garage Converted To Create Study Area
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Porch

Accessed via composite door with double glazed frosted insert, two double glazed frosted windows, tiled floor.

Entrance Hall

Accessed via glazed door, ceiling coving, double cloaks cupboard, fully height broom/storage cupboard, built-in dresser, radiator.

Lounge

16' 10" x 13' 5" (5.13m x 4.09m) A bright dual aspect room with double glazed windows to the front and side, ceiling coving, two radiators, archway through to:

Dining Room

10' 6" x 10' 5" (3.20m x 3.17m) Double glazed window to the rear with outlook over the garden, ceiling coving, radiator, archway through to:

Kitchen

10' 4" x 9' 10" (3.15m x 3.00m) Double glazed window and UPVC stable door with double glazed insert to the rear with the latter leading to the garden, a beautiful and re-fitted kitchen comprising; a range of working surfaces with inset sink and drainer unit with mixer tap, range style cooker with large rangemaster extractor fan over, space for tall fridge/freezer, a range of laying wall and base cupboard with fitted drawers.

Bedroom One

14' 11" x 13' 6" (4.55m x 4.11m) Double glazed window to the front, radiator.

Bedroom Two

13' 11" x 9' 0" (4.24m x 2.74m) Double glazed window to the rear, radiator, television point, telephone point, door to:

Inner Hallway

UPVC stable door with double glazed insert to the garden.

Utility Room/WC

9' 8" x 4' 1" (2.95m x 1.24m) Double glazed frosted glass window to the rear, low level WC, chrome heated towel rail, wash hand basin with cupboard under and mixer tap, space for washing machine and tumble dryer, working surface and cupboards over.



Study

11' 8" x 8' 3" (3.56m x 2.51m) Double glazed frosted glass window to the side, access to loft space via hatch, cupboard housing gas fired boiler and hot water cylinder, two wooden working surfaces.

Garage/Storage

8' 3" x 6' 3" (2.51m x 1.91m) Accessed via double wooden gates, lighting, power points, cupboard housing meters.

Shower Room

Double glazed frosted glass window to the rear, an impressive and re-fitted shower room comprising; large walk-in shower cubicle with screen and shower over, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, chrome heated ladder style towel rail, linen cupboard with shelving.

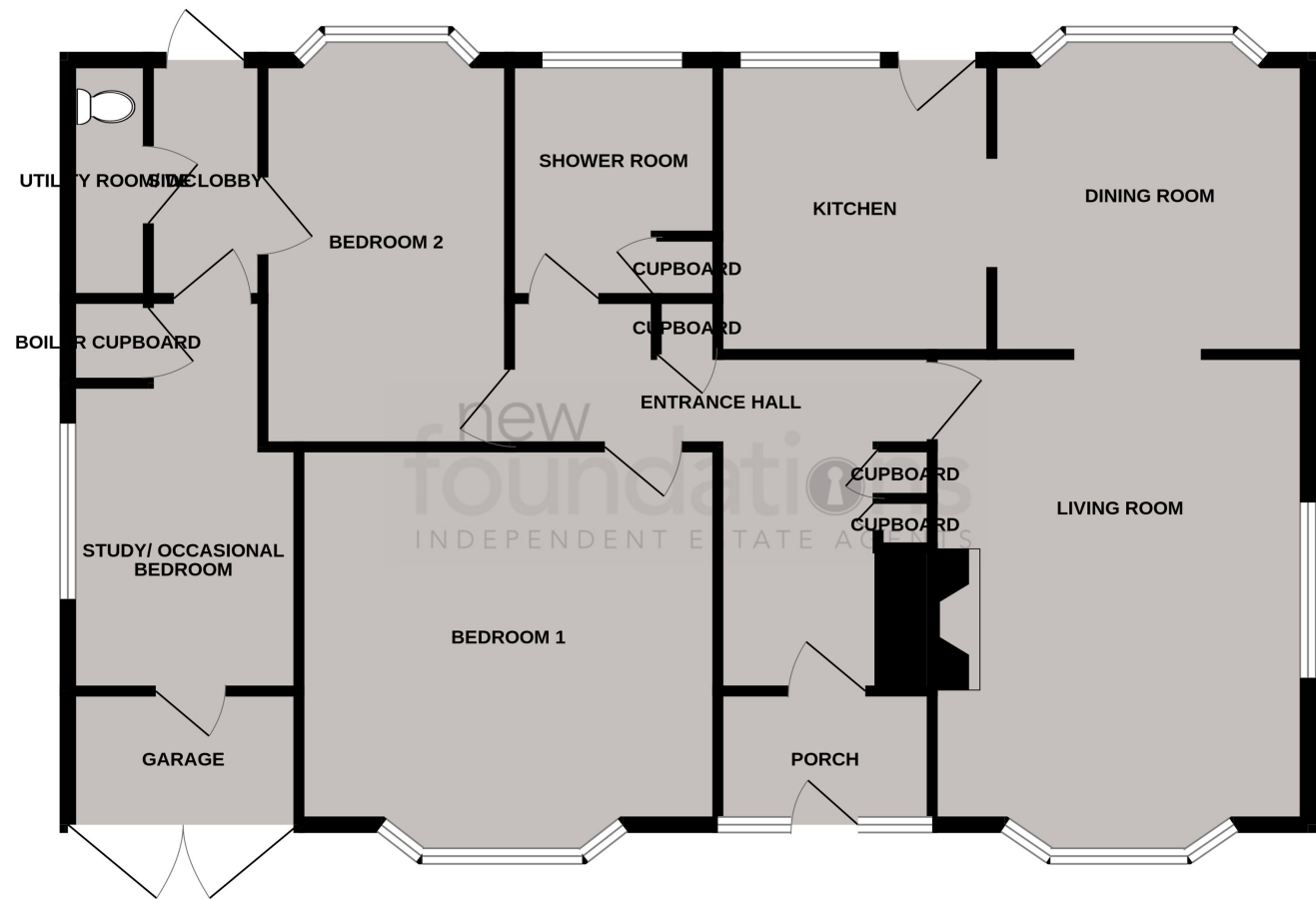
Outside

To the front there is an extensive driveway which provides off road parking for multiple cars, gated access to both sides, the front garden is mainly laid to lawn with very well planted mature shrubs and trees.

The rear garden benefits from being of a south easterly aspect.

Adjacent to the rear of the property there is a paved area which runs the full width of the property and leads to both sides with gates, large decked area ideal for outside entertaining, outside wall mounted lighting, area laid to lawn with very well planted shrub and tree borders, large timber framed shed with various power points and lighting, further decked area perfect for catching the evening sun, outside power point, to the rear of the shed there a gate leading to an area laid with pebbles making an ideal working/potting area, two large storage containers, further area of garden which is laid to lawn with fruit trees.

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			64	77
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

