



86 Pebsham Lane, Bexhill-on-Sea,
East Sussex TN40 2HB



PROPERTY DESCRIPTION

A charming and individual two bedroom detached chalet style property situated in the Pebsham area of Bexhill and just a short drive from Ravenside Retail Park & the beach whilst also being on the 98 bus route with links to Hastings & Bexhill. The accommodation comprises; entrance hall, a dual aspect and south facing lounge with doors leading to the garden, modern kitchen, ground floor bedroom, ground floor shower and a first floor bedroom with en-suite WC. Outside there is off road parking for two cars, garage with rear access and gardens to the front, side and rear with the latter being south facing and with distant sea views. EPC - D.

FEATURES

- Two Bedroom Detached Chalet Style Bungalow
- Bright South Facing Lounge
- Off Road Parking For Two Cars
- Modern Ground Floor Shower Room
- Garage
- South Facing Garden With Distant Sea Views
- First Floor Bedroom With En-Suite WC
- On The 98 Bus Route
- Short Distance To Local Shop
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Hall

Accessed via front door with double glazed inserts, stairs rising to the first floor, radiator.

Lounge/Dining Room

23' 4" x 12' 3" reducing to 9' 5" (7.11m x 3.73m reducing to 2.87m) A very bright dual aspect south facing room with double glazed windows to the side benefitting from a distant sea view, double glazed windows, single door and double doors to the rear leading to the garden, ceiling coving, fireplace with electric fire, two radiators.

Kitchen

9' 9" x 7' 5" (2.97m x 2.26m) A dual aspect room with double glazed windows to the side and front, ceiling coving, a modern kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring induction hob, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for washing machine and other under-counter appliance, radiator.

Ground Floor Bedroom

13' 2" x 10' 7" (4.01m x 3.23m) Double glazed window to the front, ceiling coving, radiator, built-in wardrobes, under-stairs cupboard.

Ground Floor Shower Room

9' 9" x 7' 3" reducing to 5' 9" (2.97m x 2.21m reducing to 1.75m) Double glazed frosted glass window to the side, a modern three piece suite comprising; low level WC, wash hand basin with mixer tap, corner shower cubicle with shower over, chrome heated towel rail, tiled floor.

First Floor Landing

Velux window, two stairs cupboards.

First Floor Bedroom

13' 0" x 10' 9" (3.96m x 3.28m) Double glazed window to the rear which benefits from being of a southerly aspect with rooftop views and sea glimpses, radiator, eaves cupboards.

WC

Velux window, low level WC, wash hand basin with mixer tap and cupboard under, heated towel rail.

Garage

14' 7" x 8' 0" (4.45m x 2.44m) Accessed via metal up and over door and door to the rear, window, wall mounted gas fired boiler, power and lighting, fuse box and electric meters.

Outside

To the front there is a concrete driveway providing off road parking for two cars and leading to the garage, area of lawn with planted shrubs and bushes screened by low level fencing, pathway leading to the side and front door.

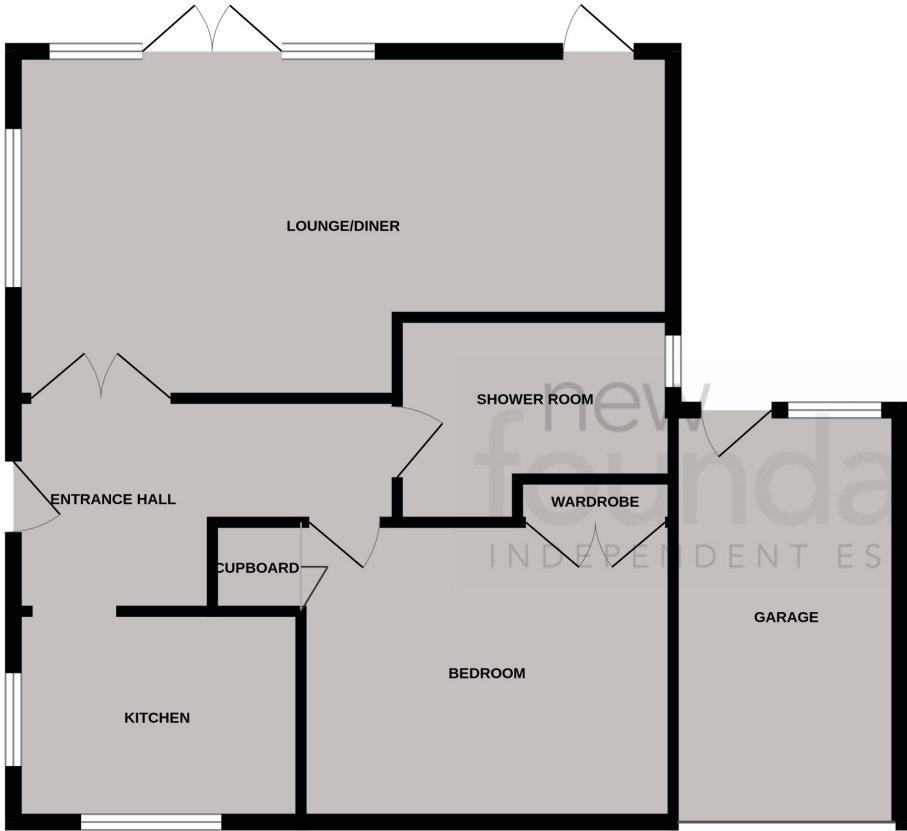
There is patio area outside the front door which continues to the rear garden.

The rear garden is south facing with distant sea views.

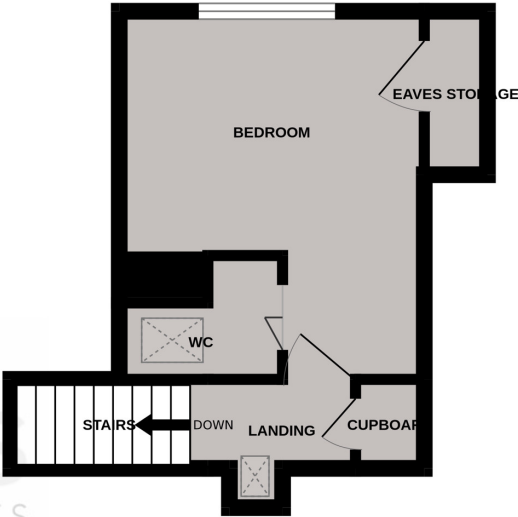
Adjacent to the rear there is a raised patio area accessed from the lounge making an ideal entertaining space, hard standing area by the rear garage door, the remainder of the garden is mainly laid to lawn

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
Very energy efficient - lower running costs		64	73
(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	

