



63 Peartree Lane, Bexhill-on-Sea, East Sussex, TN39 4RQ

Immaculate & Spacious Four Bedroom House For Sale In A Sought After Little Common Position £500,000

- Freehold

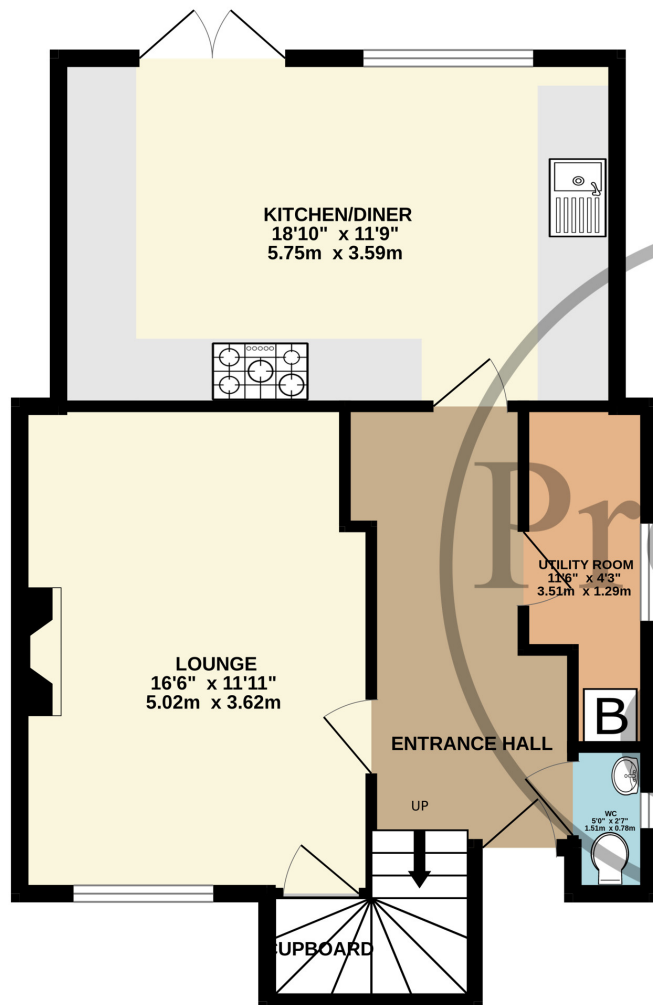




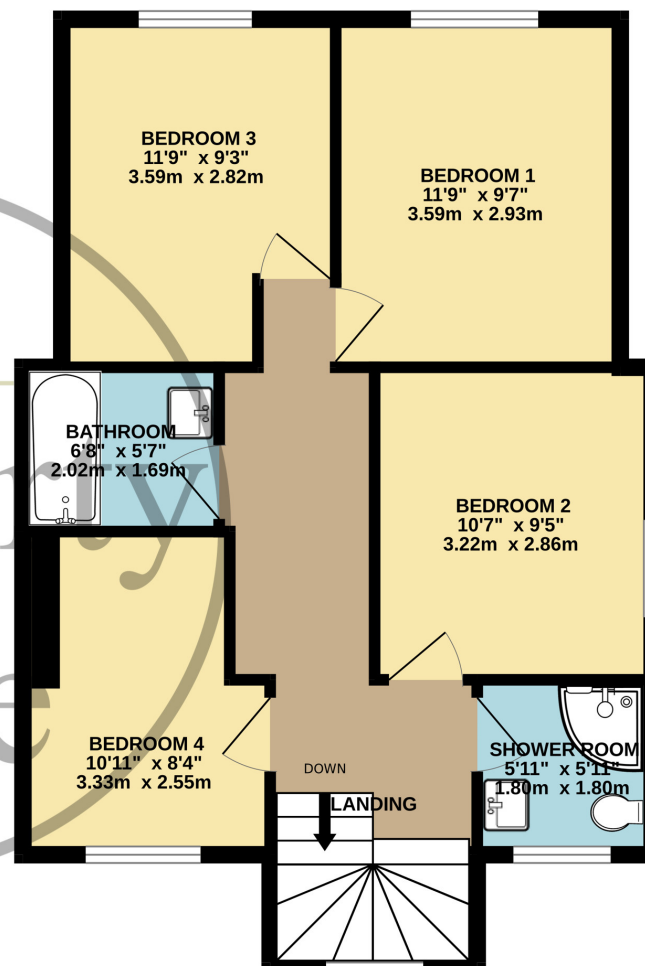
Property Cafe are delighted to present to the market this substantial four bedroom, semi-detached family home for sale in a sought after Little Common position. Accommodation and benefits include; A light & airy entrance hall giving access to all the ground floor rooms; Spacious family lounge with feature fireplace; Extended kitchen/diner offering an excellent space to relax & entertain overlooking the garden; Separate utility/boiler room; Ground floor WC. Upstairs comprises of four well proportioned double bedrooms; A Family Bathroom consisting of double ended bath with centre taps and wash basin; A separate shower room benefitting from a shower cubicle, wash basin & WC. Externally this property boasts a substantial west facing rear garden with large recently laid patio area & pergola; off-road parking for several cars to the front and privacy from the roadside with a mature front garden. The house is offered for sale in excellent condition throughout and an update boiler & central heating system. We recommend you view at your earliest convenience.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1181 sq.ft. (109.7 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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Bedrooms: 4
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2155.96
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: F (34)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	34	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Four Bedroom Semi-Detached Family Home For Sale
 - Large West Facing Rear Garden
 - Spacious Lounge
 - Extended Kitchen/Diner
 - Four Well Proportioned Bedrooms
- Modern Fitted Bathroom & Separate Shower Room
- Ground Floor WC
- Separate Utility/Boiler Room
- Off-Road Parking For Several Cars
- Recently Updated Gas Boiler & Heating System
 - Viewing Highly Recommended