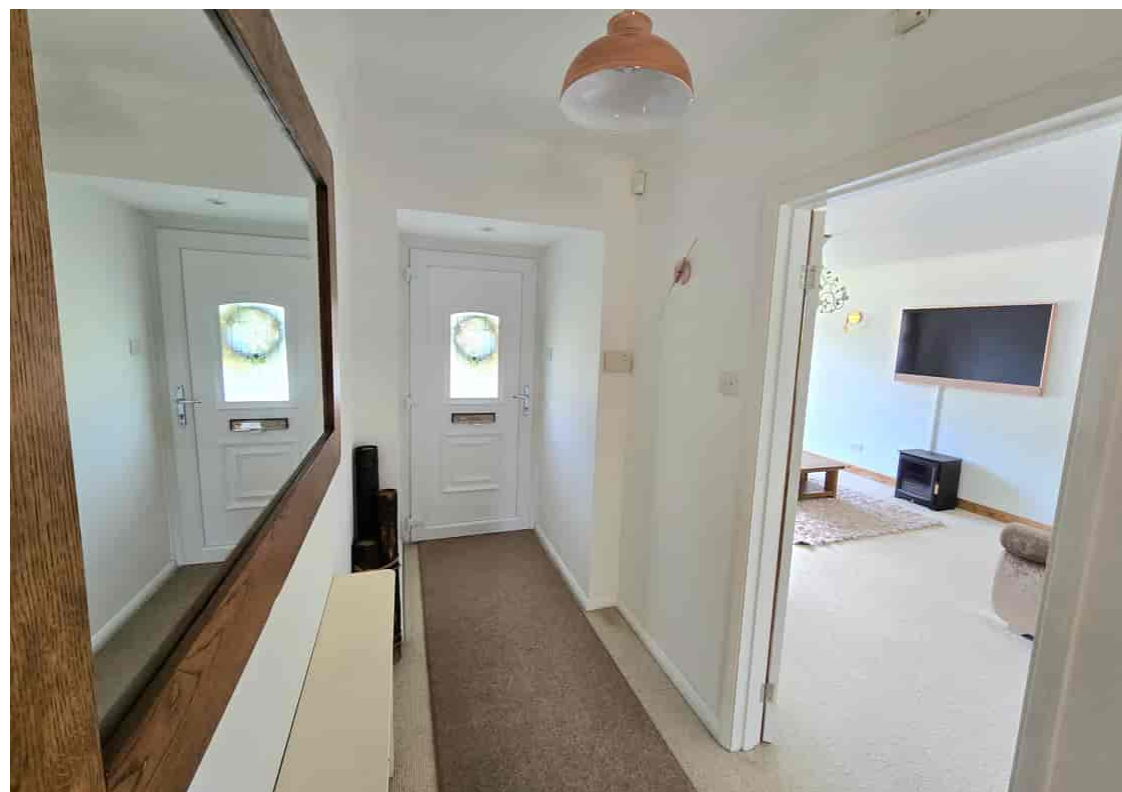




157 Peartree Lane, Bexhill-on-Sea, East Sussex, TN39 4NR

Immaculate Two Bedroom Detached Bungalow Sought After Location £475,000 - Freehold

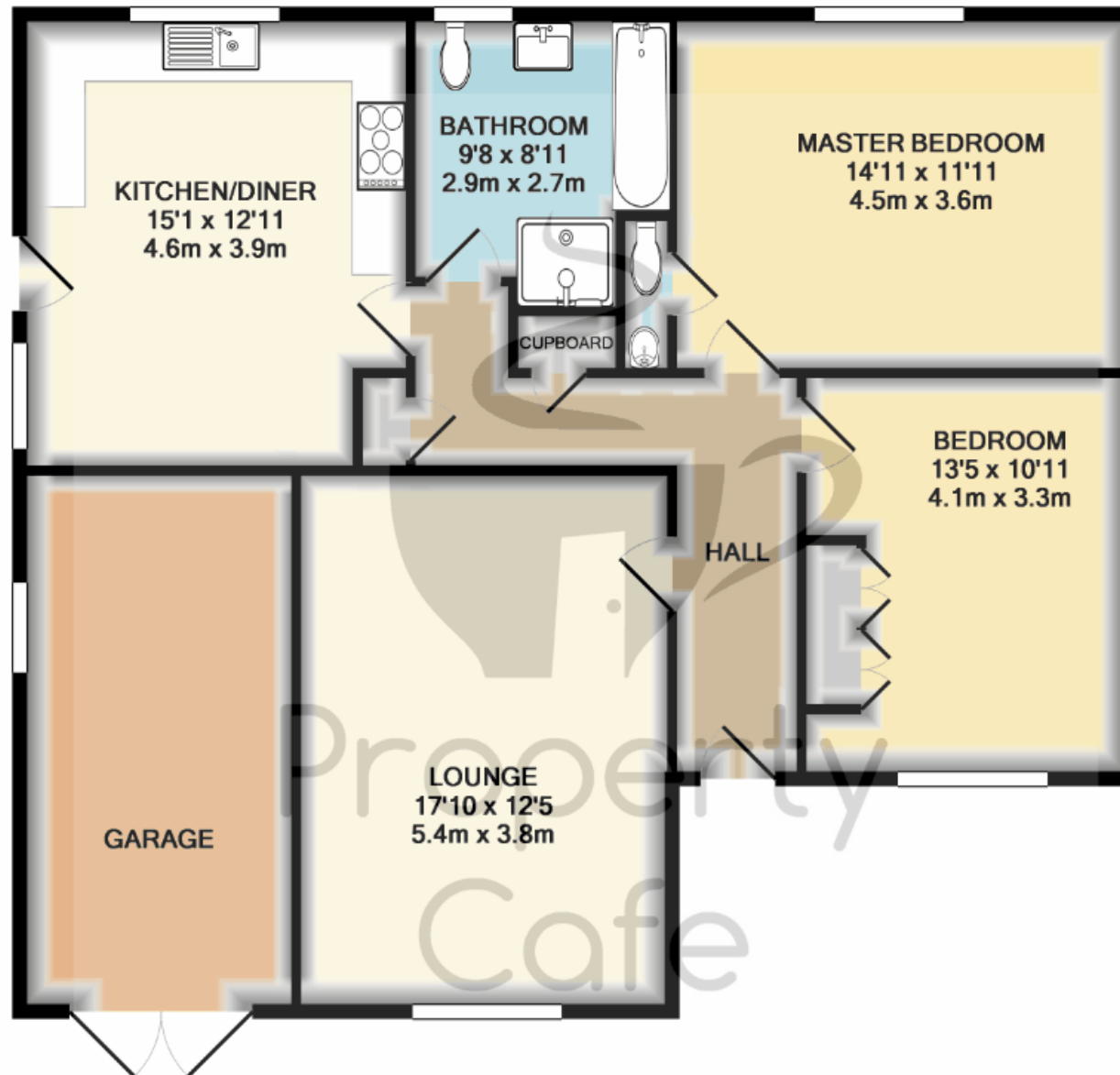






An immaculate two double bedroom detached situated in the sought after Little Common area of West Bexhill with accommodation in brief comprising; A bright & spacious entrance hall leading through to the spacious family lounge with pleasant open view to the front, a spacious dual aspect fitted kitchen-diner with a full range of wall and base units, Integral slimline dishwasher, washing machine, fridge, freezer, oven and five ring gas hob. The master bedroom is a good size with a an en-suite W.C.. There is a good size second double bedroom with fitted wardrobes. As the adjacent photos will illustrate, the bungalow offers a modern fitted four piece bathroom suite with: panelled bath, shower cubicle, vanity unit hand wash basin and low level WC. Additional benefits to include: double glazing, gas central heating, income producing solar panels, off road parking and an integral single garage. To the front there is a pleasant area of garden with central lawn, flower & shrub borders with a side gate leading to a good size West facing rear garden which is mostly laid to lawn. Your earliest internal viewing is highly recommended. For additional details or to arrange to view please contact The Property Cafe on (01424) 224488.






TOTAL APPROX. FLOOR AREA 1091 SQ.FT. (101.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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:** 2  
**Receptions:** 1  
**Council Tax:** Band E  
**Council Tax:** Rate 3119.52  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Central. Gas.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** B (83)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		92
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



An Immaculate Detached Bungalow \* Two Good Size Double Bedrooms \* Lounge With Lovely Open View \* Spacious West Facing Kitchen-Diner \* Good Size Inner Entrance Hall \* Modern Well Presented Bathroom \* Neutral Decor Throughout \* Bright & Spacious Accommodation Throughout \* Ample Parking & Single Garage \* Sought After Little Common Location \* Central Heating & Double Glazing \* West Facing Rear Garden & Pleasant Elevated Private Front Garden \* Sought After Little Common Location \* Viewing Highly Recommended \* Call Our Bexhill Team On 01424 224488.





The property is situated within close proximity of Little Common Village which is fortunate to have a good selection of shops and amenities serving the local residents. Within the village itself you will discover all the shops you need on a daily basis, most are independently owned and have been in existence for many years along with a Tesco express. There is also a Doctors surgery, dentist, pharmacy & post office. There are daily bus services to Bexhill town centre, Eastbourne and Hastings and Cooden mainline railway station is a short distance away providing direct routes in to central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Immaculate Detached Bungalow
- Two Good Size Double Bedrooms
  - Lounge With Lovely Open View
- Spacious West Facing Kitchen-Diner
  - Good Size Inner Entrance Hall
- Modern Well Presented Bathroom
  - Neutral Decor Throughout
- Bright & Spacious Accommodation
- Ample Parking & Single Garage

- Sought After Location
- Central Heating & Double Glazing
  - Income Producing Solar Panels
    - West Facing Rear Garden
- Pleasant Elevated Private Front Garden
- Fitted With Income Producing Solar Panels
- Sought After Little Common Location
  - Viewing Highly Recommended