





**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

16a Pebsham Drive, Bexhill-on-Sea, East Sussex TN40  
**£489,950** <sup>2RU</sup>  3 Bedroom  2 Bathroom  1 Reception







## AT A GLANCE...

Having been constructed in 2021, this modern detached bungalow offers deceptively spacious accommodation with extensive off-road parking and a south-facing rear garden.

It is conveniently located near Ravenside retail park as well as schools for all ages. The bungalow includes: An enclosed entrance porch with double doors opening into the welcoming entrance hall. The modern fitted dual aspect kitchen/diner has matching wall and base units with wood effect tiled flooring. Integrated appliances include a dishwasher, an eye-level double oven, an induction hob, and a fridge/freezer. Additionally, there is plenty of space for a dining table and chairs and a door out to the rear garden. With bi-folding doors opening into the conservatory with views over the rear garden, the living room features a log burning stove in a brick surround.

Three double bedrooms and a modern bathroom suite with a useful utility cupboard are included in the bungalow. The master bedroom features fitted wardrobes and a modern en-suite shower room.

Furthermore, the bungalow features engineered wood flooring, gas central heating and double glazing.

To appreciate the property and all it has to offer in full, an early viewing is highly recommended!

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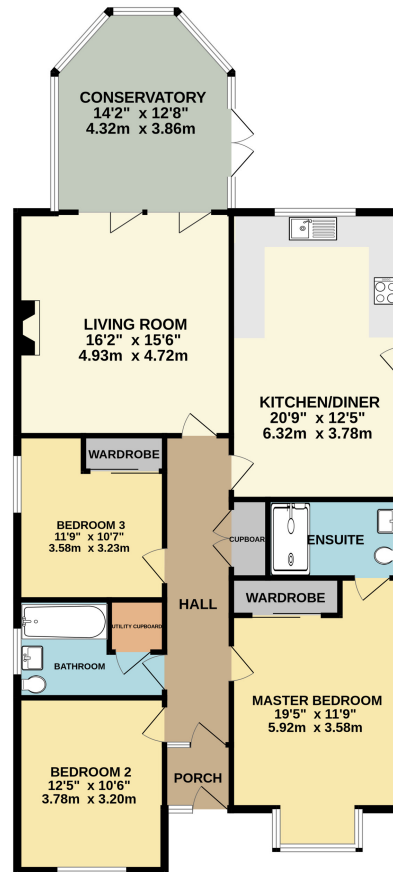
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### Key Features:

- Deceptively Spacious Detached Bungalow
- Three Double Bedrooms
- South Facing Rear Garden
- Impressive Kitchen/Diner
- Built In 2021
- Two Bathrooms
- Extensive Off Road Parking
- High Specification Finish

GROUND FLOOR  
1419 sq.ft. (131.8 sq.m.) approx.



TOTAL FLOOR AREA : 1419 sq.ft. (131.8 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		94
(81-91) <b>B</b>	84	
(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		
EU Directive 2002/91/EC		

### Exterior

Off-road is available on the block-paved driveway at the front of the property. There is a small low-maintenance garden with a log store and gated side access to the rear.

The rear garden is south-facing and predominantly laid to lawn. There is a patio area ideal for alfresco dining and there is a garden shed.

### Location

The property is situated within close proximity to bus routes into Bexhill, Hastings and Eastbourne. Ravenside retail park and the beach at Glyne Gap are only a mile away and Bexhill seafront and the iconic De La Warr Pavilion are just 1.6 miles away. You will find a local convenience store, a doctor's surgery, pharmacy, primary schools, secondary schools and the Ofsted rated 'Outstanding' Bexhill College a short distance away.

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