




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£575,000 78 Peartree Lane, Bexhill-on-Sea TN39 4NS
4 Bedroom 2 Bathroom 2 Reception
Offers in excess of



AT A GLANCE...

An exceptionally spacious detached chalet bungalow with no onward chain, located just a short walking distance from Little Common Village. This property has been occupied by the same owner since its construction. It offers abundant natural light and space throughout, including a dual-aspect lounge/diner with a feature fireplace and plenty of space for a living room and dining area. There are matching wall units and base units in the fitted kitchen/breakfast room, including an eye-level double oven & microwave, dishwasher, undercounter fridge and electric hob. Additionally, there is a breakfast bar in the kitchen and a door into the garden room/utility room with access to both the front & rear of the property. Two large double bedrooms with built-in wardrobes are located on the ground floor of the bungalow, along with a modern four-piece bathroom. On the first floor, there are two large double bedrooms, both with built-in wardrobes, and one with a dressing room. Also between the two bedrooms is a modern fitted bathroom suite. Moreover, the property has gas central heating via a recently serviced boiler and is fully double-glazed.



Key Features:

- Generously Sized Detached Chalet Bungalow
- Two Bathrooms
- Popular Little Common Location
- Close To Shops & Transport Links
- Four Large Double Bedrooms
- Extensive Off Road Parking & Garage
- No Onward Chain

78 Peartree Lane, Bexhill-on-Sea, East Sussex, TN39 4NS

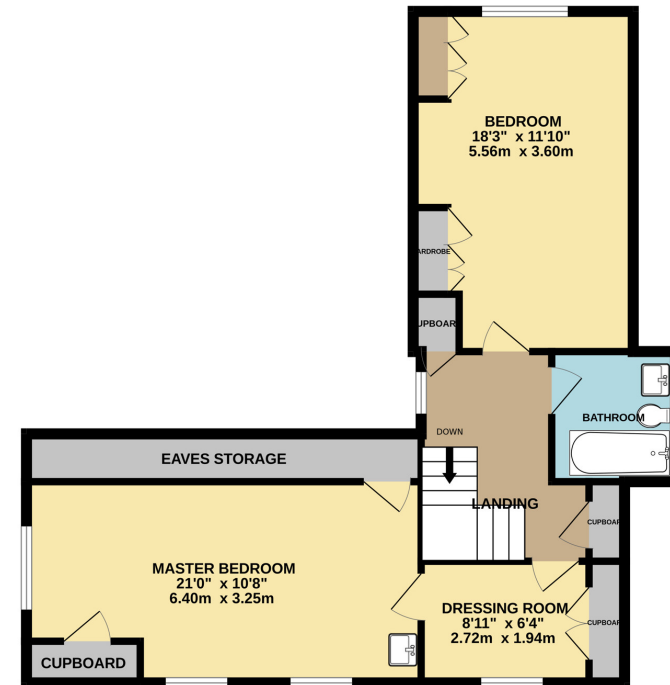
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GROUND FLOOR
1397 sq.ft. (129.8 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 2102 sq.ft. (195.3 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+)	69	80
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		

OUTSIDE

The front of the property has extensive off-road parking for multiple vehicles. There is a well-established front garden and access into the garage via a remote control roller door where you will find power, light and a door into the rear garden. The rear garden is predominantly laid to lawn with a patio area ideal for alfresco dining. Further garden features include an insulated summer house, a large workshop with both power & light and well-established plants, shrubs and trees.

LOCATION

The property is situated in Little Common, West Bexhill. The village itself offers a range of well-regarded, independently owned day-to-day shops as well as a Tesco Express. You will find a doctor's surgery, Dentist, and transport links. Little Common Primary School is located within the village, currently rated as 'Outstanding' on its most recent Ofsted report.

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