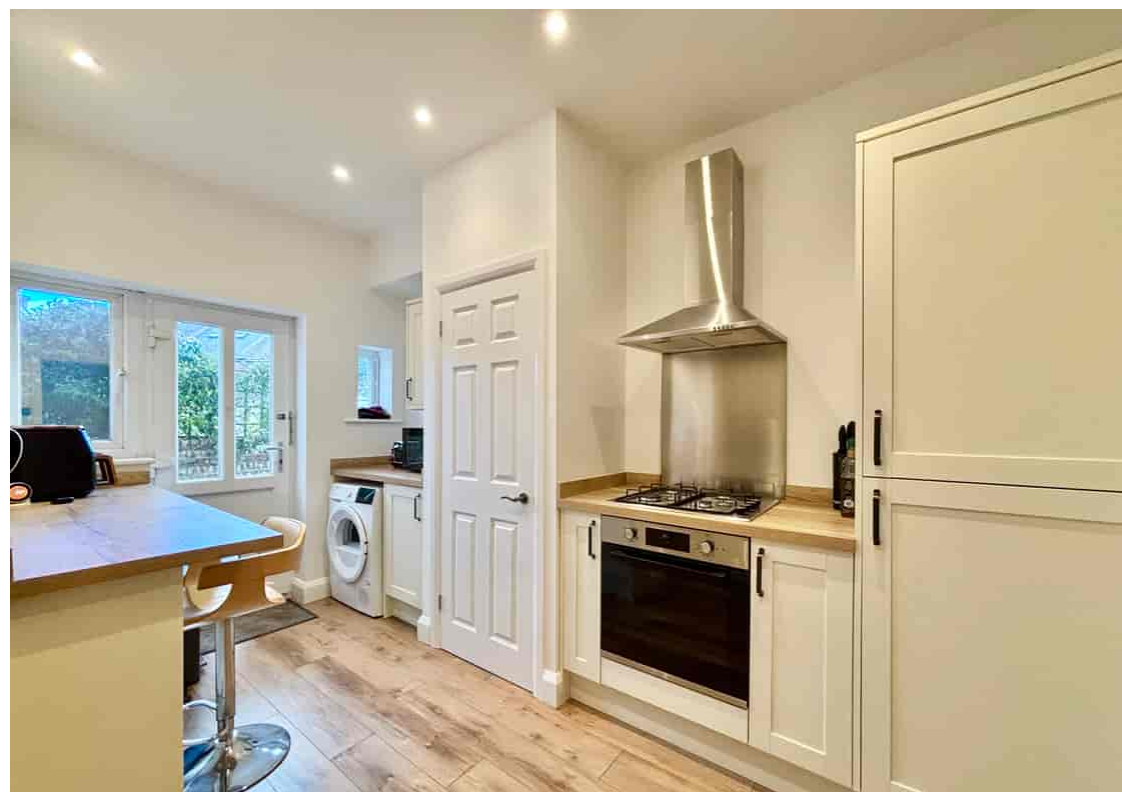




Peartree Lane, Bexhill-on-Sea, East Sussex, TN39 4PQ

Spacious Two Bedroom Ground Floor Flat With Parking & Private Garden £235,000 - Freehold





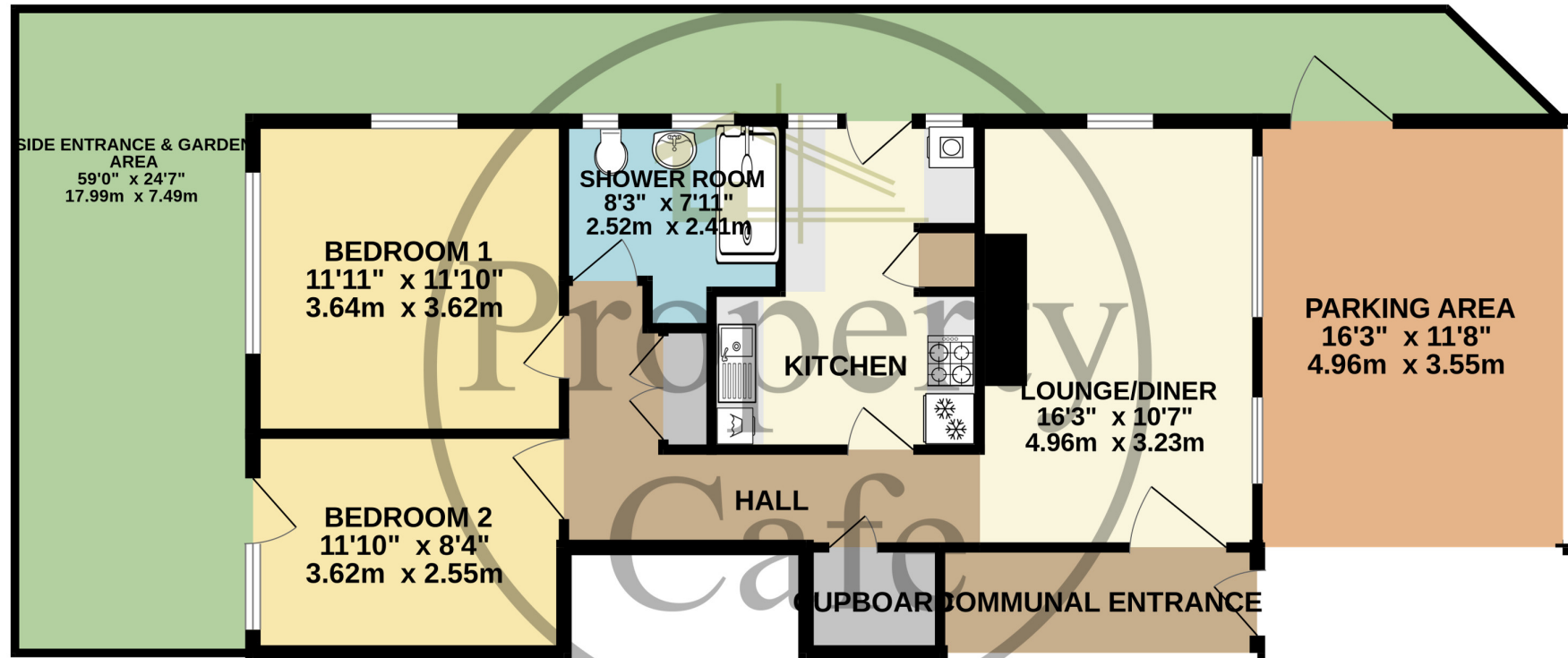
Property Cafe are delighted to present to the market this immaculately presented, two bedroom, ground floor purpose built apartment for sale boasting private gardens and off-road parking, all whilst sitting in an incredibly sought after position within Little Common village, Bexhill. Accommodation and benefits include; The option of a communal entrance which enters the flat via the lounge, alternatively a private side door accessing directly into the kitchen; A bright & airy entrance hall with two large storage cupboards; Southerly aspect lounge, an ideal space to relax or entertain; Modern fitted kitchen offering ample cupboard & worktop space in addition to a breakfast bar and integrated appliances including fridge/freezer, electric oven & gas hob; Two well proportioned double bedrooms, the second of which with a door leading onto the garden; A generous modern fitted shower room comprising of a double walk in shower, wash basin, heated towel rail & WC. Externally the property boasts a private side & rear courtyard style garden and off-road parking to the front. The flat is offered for sale in immaculate decorative order throughout, having been comprehensively refurbished including new gas fired central heating and updated electrics. Viewing highly recommended.

Share of freehold * Remaining lease length - 900+ years * Service charge - As & when * Ground rent - N/A.



GROUND FLOOR

920 sq.ft. (85.5 sq.m.) approx.




TOTAL FLOOR AREA : 920 sq.ft. (85.5 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: 2
Receptions: 1
Council Tax: Band A
Council Tax: Rate 1701.55
Parking Types: Off Street. Private.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: F (29)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	29	
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



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 you 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 pharmacy & 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.

- Two Bedroom Ground Floor Flat For Sale
 - Private Rear & Side Garden
 - Private Off-Road Parking.
 - Share Of Freehold & Long Lease
- Modern Fitted Kitchen With Integrated Appliances

- Modern Fitted Family Bathroom
- Sought After Little Common Position
- Comprehensively Refurbished Throughout
- Gas Central Heated & Double Glazed.
 - Viewing Highly Recommended