



Kiln Bank Cottage 49 Peartree Lane, Bexhill-on-Sea, East Sussex, TN39 4RQ  
Stunning Three Bedroom Cottage £385,000







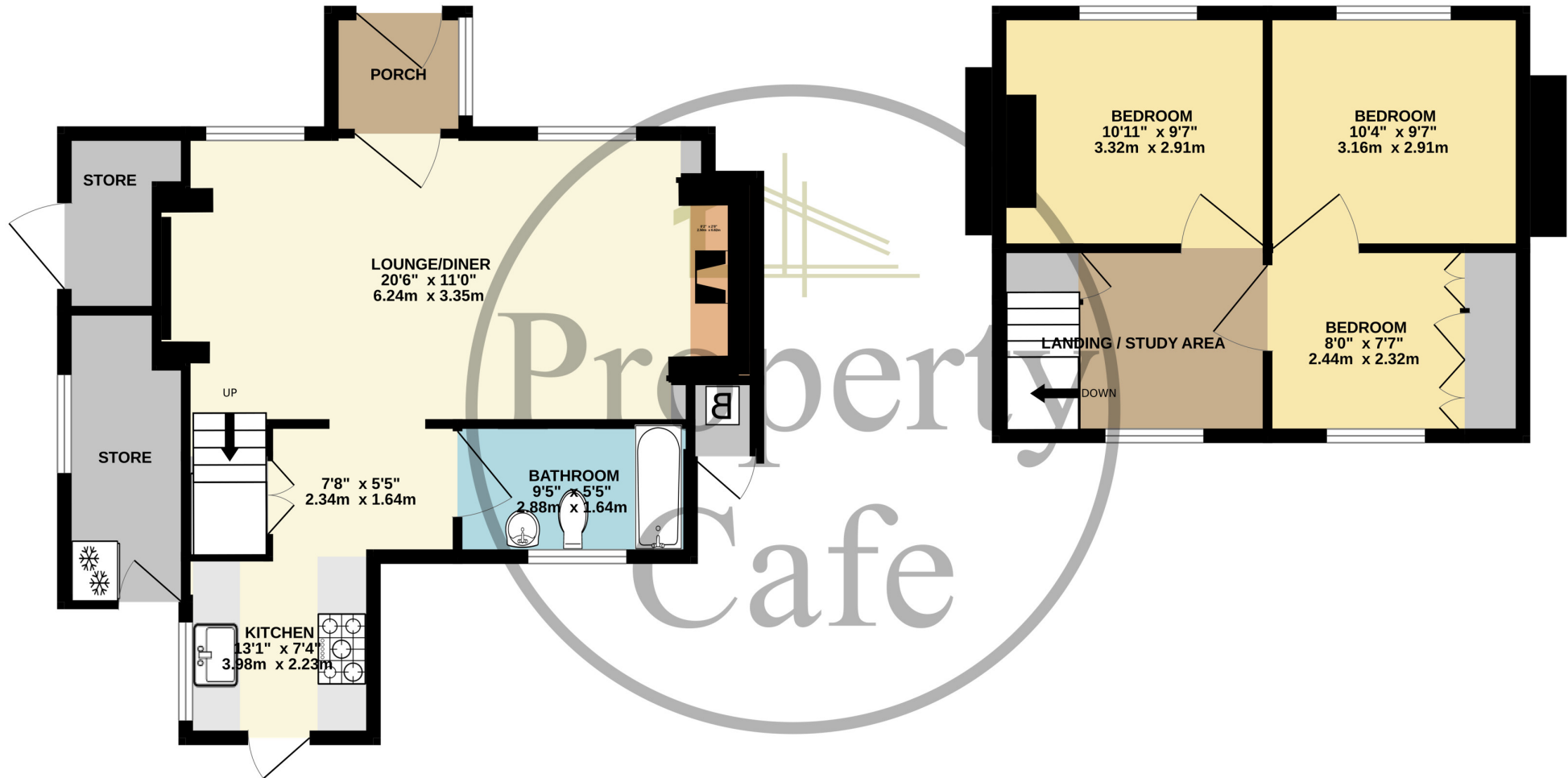
Property Cafe are delighted to offer for sale this stunning Three Bedroom Detached Character Cottage situated close to the sought after village of Little Common. Built in the early circa 1800's the property offers beautiful period features & has been comprehensively refurbished to offer benefits & accommodation to include: A secure enclosed entrance porch with inner door leading into a beautifully presented dual aspect 20ft lounge-diner, with the lounge area having a stunning inglenook fireplace with cast iron wood burner & large feature oak bressumer beam and a dining area with ample space to relax and entertain; As the floor plan illustrates to the rear there is a pretty cottage style kitchen with hand built units finished in cream with solid wood work surfaces, space for a large range style cooker, concealed fridge/freezer, an under stairs cupboard with space & plumbing for a washing machine & an external door that leads out to a lovely private garden with good size patio area; Completing the ground floor is a bathroom with modern white suite. On the first floor there is a very spacious landing (ideal for a study area) that leads to the three beautifully presented bedrooms. To the front there is a small well stocked fenced garden with side gate leading to a mature & immaculately kept rear garden with central lawn, mature flower & shrub borders, timber built summer house and tool shed, access to the external work shop with power & light, an additional brick built store, a lovely original garden "Privy W.C" currently used as a log store and there is also a separate boiler room that houses the Worcester Bosh gas combi boiler. This property is offered with no onward chain and we recommend you view at your earliest convenience.

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 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.



**GROUND FLOOR**  
538 sq.ft. (50.0 sq.m.) approx.

**1ST FLOOR**  
359 sq.ft. (33.4 sq.m.) approx.



**TOTAL FLOOR AREA : 897 sq.ft. (83.4 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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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.







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- Stunning Character Cottage
  - Three Well Proportioned Bedrooms
  - Manicured Private Rear Garden
    - Modern Fitted Kitchen
  - Immaculately Presented Throughout
- Modern Fitted Bathroom
  - Additional Spacious Landing / Study Area
  - Situated In The Heart Of Little Common
    - Sold With No Onward Chain
    - Viewing Highly Recommended

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