



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

104 Peartree Lane, Bexhill-on-Sea, East Sussex TN39
£475,000^{4NS}
Offers in excess of

2 Bedroom

1 Bathroom

1 Reception



AT A GLANCE...

With an impressive plot and a substantial rear garden, this detached bungalow is available with no onward chain. A short walk from the popular village of Little Common, this bungalow offers excellent further potential, with accommodation including an enclosed entrance porch opening into the inner entrance hall. The dual-aspect lounge/dining room offers sliding doors into the sunroom, a fireplace, and plenty of room for both living room and dining room furniture. Fitted with a range of matching wall and base units, the kitchen has space for appliances. It also has a door leading to the garage via an enclosed lobby area. This lobby also has access to the rear garden and the front of the property.

There are two spacious bedrooms with fitted wardrobes in the bungalow, one of which overlooks the rear garden. Additionally, there is a shower room and a separate cloakroom.

Your earliest viewing is highly recommended to fully appreciate the bungalow, its location, and its potential!

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

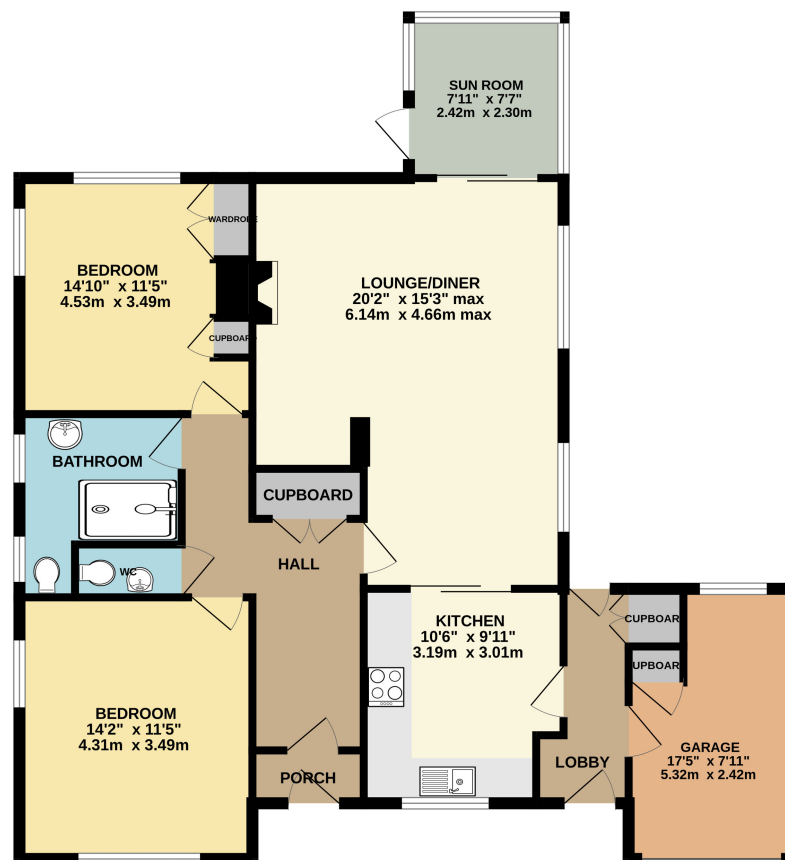
 2 Bedroom  1 Bathroom  1 Reception



Key Features:

- Detached Bungalow With Potential
- Two Double Bedrooms
- Extensive Off Road Parking
- Substantial Rear Garden
- No Onward Chain
- Popular Little Common Location

GROUND FLOOR
1040 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.7 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

There is off-road parking for multiple vehicles on the driveway together with an area of lawn and access into the garage via an up & over door. The substantial rear garden is predominantly laid to lawn with a patio area where you can enjoy alfresco dining. Throughout the garden you will find a variety of well-established shrubs and trees.

Location

The bungalow is located in the sought-after location of Little Common, offering a range of independently owned shops and amenities including Doctors surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne. Cooden Beach train station with direct line to London Victoria, Brighton and Gatwick Airport, Cooden Golf Club and Cooden Beach are just 1.5 miles away. Highwoods Golf Course and Little Common Primary School, currently rated as 'Outstanding' on the latest Ofsted report, are just a short walk away.

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