



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£300,000 10a Pebsham Lane, Bexhill-on-Sea TN40 2QA
Offers Over 3 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This semi-detached house has been a loving home for just under 30 years and is ideally situated just a short walk from bus routes and schools for all ages. Boasting a south-facing rear garden and accommodation which includes; a welcoming entrance hall leads to a dual aspect lounge/diner with a feature fireplace and ample space for living room and dining room furniture. In the fitted kitchen, there are matching wall and base units with space for appliances and a door leading to the sun room with access to and views of the rear garden. The house benefits from two large double bedrooms on the first floor together with a single bedroom, a bathroom with an adjacent WC. Furthermore, the property features a fully insulated loft, a regularly serviced gas heating system, and majority double glazing. Being sold with NO ONWARD CHAIN, your earliest viewing comes highly recommended!

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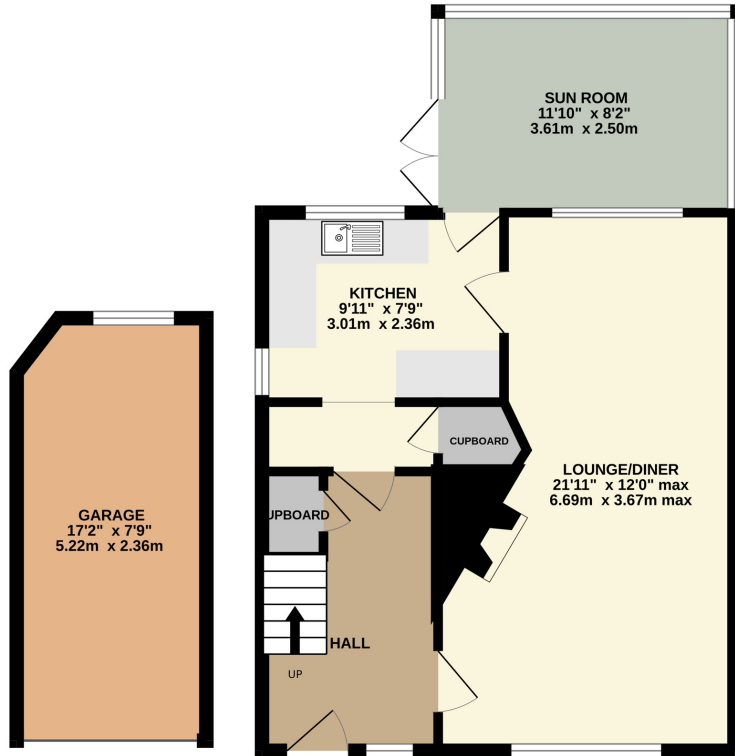


Key Features:

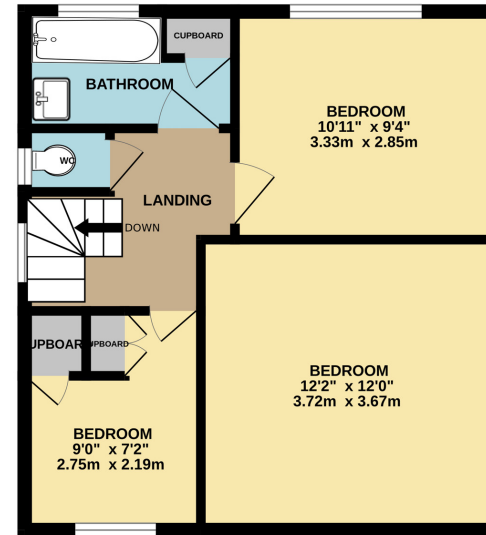
- Semi-Detached House
- Three Bedrooms
- South-Facing Rear Garden
- No Onward Chain
- Detached Garage & Off Road Parking
- Walking Distance To Schools For All Ages & Bus Routes


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GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.6 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D		
(39-54)	E	52	
(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 a small well-established garden and a block-paved driveway with parking for 2/3 vehicles. There is a detached garage with power, light and gated access to the rear garden. The rear garden is predominantly laid to lawn and south-facing. You will find a garden shed, a summerhouse and outside water supply.

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 1.7 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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