



80 Pebsham Lane, Bexhill-on-Sea,
East Sussex TN40 2HB



PROPERTY DESCRIPTION

A rare opportunity to acquire a detached bungalow set down a private driveway and occupying a plot of approximately 0.35 of an acre. Whilst being tucked away it is still well situated for local schools, bus routes, Ravenside Retail Park & the beach. The property is approached via an extensive in/out driveway with parking for several cars and leading to a tandem 31' garage. Upon entering the property there is an entrance hall, dual aspect lounge with bay window, separate dining room, re-fitted dual aspect kitchen/breakfast room with sea views, sun room/study with access to the garden, two bedrooms with the master having a dressing room and en-suite and further bathroom. Outside there is an amazing rear garden benefitting from being of a southerly aspect, large patio area ideal for outside entertaining and also with a sea view. EPC - D.

FEATURES

- Two Bedroom Detached Bungalow
- Offers Buyers The Chance To Create The Perfect Home
- Plot Size Of Approx. 0.35 Of An Acre
- Expansive South Facing Rear Garden With Large Patio & Sea View
- Re-Fitted Kitchen Which Is Dual Aspect & With Sea View
- Potential To Convert (Subject To Usual Permissions)
- Large 31' Tandem Garage With Electric Door
- Master Bedroom With Dressing Room & En-Suite
- Situated Down A Private Driveway With In&Out Drive
- Council Tax Band - D





ROOM DESCRIPTIONS

Entrance Hall

Accessed via front door, two double glazed full height patterned panels, picture rail, smoke alarm, fuse box.

Lounge

14' 10" x 12' 3" (4.52m x 3.73m) A bright room with double glazed bay window to the front, opening to the sun room which could make a beautiful full height window allowing plenty of natural light in the room, picture rail.

Dining Room

12' 11" x 10' 7" max (3.94m x 3.23m max) Double glazed window to the side, radiator, wall mounted gas fired boiler, access to loft space via hatch with velux window (could be converted subject to usual consents)

Kitchen/Breakfast Room

11' 10" x 8' 8" (3.61m x 2.64m) A bright room with double glazed windows to the rear and side with the latter offering a sea view, spotlights, vertical wall mounted radiator, UPVC door to the side with double glazed insert, a recently installed kitchen comprising; a range of working surfaces with inset one and half bowl ceramic sink unit with mixer tap, inset four ring induction hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in dishwasher and eye level electric oven and radiator, space for American style fridge/freezer.

Bedroom One

13' 11" x 11' 4" (4.24m x 3.45m) Double glazed bay window to the front, picture rail, radiator, built-in wardrobes.

Dressing Room

8' 2" x 5' 7" to wardrobe (2.49m x 1.70m to wardrobe) Double glazed window to the side, ceiling coving, a range of built-in cupboards.

En-Suite

Double glazed frosted glass window to the side, low level WC, panelled bath with mixer tap, wash hand basin with cupboard under.

Bedroom Two

11' 4" x 8' 4" (3.45m x 2.54m) Double glazed window to the side, picture rail, radiator.

Bathroom

Double glazed frosted glass window to the side, panelled bath with mixer tap, low level WC, wash hand basin with cupboard under, radiator.

Utility/WC

Space for washing machine, low level WC, double glazed frosted glass window.

Sun Room/Study

17' 9" x 6' 5" (5.41m x 1.96m) Double glazed windows to the rear and side all with a lovely outlook over the garden, door to the garden, radiator.

Garage

31' 5" x 9' 10" (9.58m x 3.00m) Accessed via electric up and over, windows, power and lighting, door to the rear.

Outside

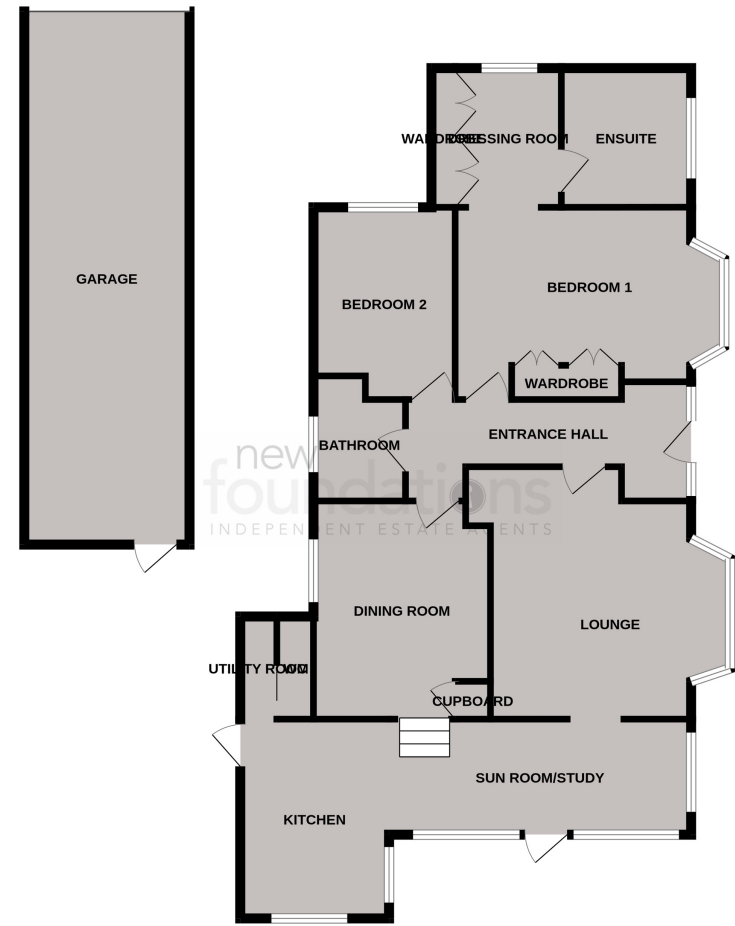
One of the unique features of this property is being set back from the road and down a private driveway.

Large gravel in&out driveway providing off road parking for several vehicles and leads to the garage, pathway leading to another area of garden which is mainly laid to lawn with mature shrubs and hedging, gated iron gate leading to the rear garden, gated area ideal for log store.

The rear garden is expansive and south facing whilst also being extremely private. Adjacent to the rear of the property there is large patio area ideal for outside entertaining and also benefitting from a wonderful sea view, area to the side of the property which can also be accessed from the kitchen door with outside water tap, rear door to the garage.

The remainder of the rear garden is mainly laid to lawn with mature shrub and bush bordered offering a good degree of seclusion.

FLOORPLAN



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	65	80
(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	

