

Flat 4 Pear Tree Court, Peartree Lane, Bexhill-on-Sea,  
 East Sussex TN39 4PQ

**£250,000**

**leasehold share of freehold**

A conveniently situated ground floor purpose built flat with the benefit of its own private parking space and courtyard garden, recently refurbished and enjoying double glazing and gas central heating.

Ground Floor Flat  
 Courtyard Garden

2 Bedrooms  
 Convenient Location

Recently Refurbished  
 Share of Freehold

Parking Space

## Description

This recently refurbished purpose built ground floor two bedroom flat enjoys bright and airy accommodation and has been subject to a comprehensive programme of improvement with new central heating, upgraded wiring and plaster work throughout. The property is presented in excellent decorative order with a luxurious kitchen and shower room. Outside the property has the benefit of off road parking and a courtyard garden. Sold with a share of the freehold.

## Directions

From Little Common roundabout head north on Pear Tree Lane and the property will be found a short distance along on the right hand side next to Coast Community Care.

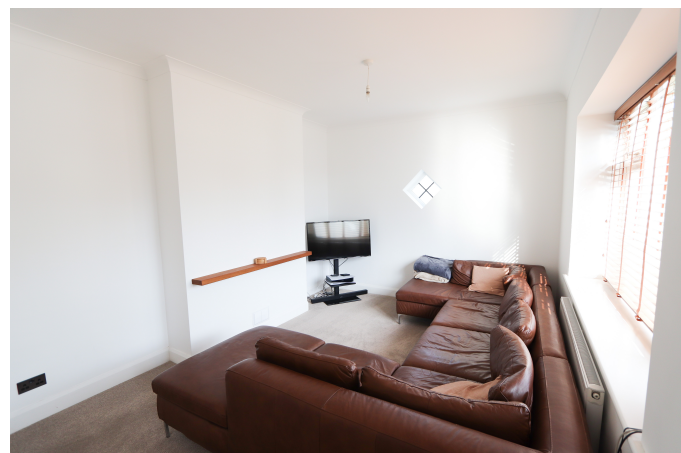
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## THE ACCOMMODATION COMPRISES

Communal Entrance Hall with private door through to

## LIVING ROOM

16' 2" x 10' 9" (4.93m x 3.28m) with large picture window to front, wooden mantel and opening through to



## INNER HALLWAY

15' 8" x 2' 10" (4.78m x 0.86m) with large storage cupboard housing the fuseboard and a separate double cupboard with hanging and storage above.

## KITCHEN

12' 10" x 9' 6" (3.91m x 2.90m) narrowing to 7' 1" with window and half glazed door to side, recessed lighting, laminate flooring and fitted with a comprehensive range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with integrated fridge, freezer and spaces and plumbing for additional appliances with a fitted low level oven and a good area of working surface incorporating an enamel sink with mixer tap and drainer and a 4 burner gas hob with extractor above. A cupboard houses the gas fired boiler.



## BEDROOM

11' 9" x 11' 0" (3.58m x 3.35m) with window looking out to the courtyard garden.



## BEDROOM

11' 7" x 7' 8" (3.53m x 2.34m) with window and glazed door to courtyard garden.

## SHOWER ROOM

9' 2" x 7' 9" (2.79m x 2.36m) with obscured window to side and fitted with a large shower with glazed screen and fixed and hand held shower head, heated towel rail, pedestal wash hand basin with mirror fronted cabinet, low level wc.

## OUTSIDE

To the front of the property is a parking space and steps rounds to a pathway with gravel garden that leads rounds to the rear courtyard where there is a timber shed.



## LEASE DETAILS

Lease - 999 years from 1981  
Maintenance - A third share as and when  
Ground Rent - N/A

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.