

BURGESS & CO. Edgewood, 75 Peartree Lane, Bexhill-On-Sea, TN39 4NS

£450,000



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Burgess & Co are delighted to bring to the market this immaculate and beautifully presented three bedroom detached property, being situated in the sought after location of Little Common and just a short walk into the village with all its local amenities and highly regarded local primary school. The property comprises entrance hall, lounge, sun room, modern kitchen, separate dining room, ground floor double bedroom, modern shower room, master bedroom with en-suite and sun terrace and family bathroom/WC. To the outside the property benefits from private side and rear gardens. The property also benefits from off road parking for two cars with shared access and additional parking space, double glazing throughout and gas central heating. Burgess & Co recommend an early inspection to fully appreciate the many merits of this beautiful home.

Entrance Porch

window to side, radiator, Karndean flooring.

Entrance Hall

radiators, Karndean flooring.

Lounge

this light and spacious double aspect lounge benefits from radiator, Karndean flooring,

Double glazed French doors opening into:

Sun Room

this delightful sun room directly overlooks the garden having double glazed French doors opening directly onto patio area, Karndean floor, radiator.

Dining Room

this larger than average dining room could also be used as a fourth bedroom if needed, radiator.

Modern Kitchen

this modern and stylish kitchen is the heart of the home and being double aspect is filled with light. Range of under work surface cupboards and drawers, wall mounted cupboards providing ample storage, one and a half enamel sink with chrome Victorian style mixer tap, space for range style cooker with extractor over, space for fridge/freezer, integrated washing machine, integrated dishwasher, Karndean flooring, radiator, door leading into:

Side Lobby

which in turn benefits from double glazed door leading to the front of the property, radiator,

Bedroom 3

this ground floor double bedroom provides this property with the flexibility of shared living if needed, radiator.

Shower Room/WC

modern suite comprising corner shower cubicle with wall mounted electric shower unit, controls and shower head, low level WC with push button flush, wall mounted vanity unit with wash hand basin and storage cupboards under, radiator.

Stairs rising to first floor landing, radiator.

Master Bedroom

this delightful double bedroom benefits from French doors opening directly onto a private sun terrace providing an ideal spot for morning coffees, built in wardrobe, radiator, door opening into:

En Suite Shower Room/WC

recently re-fitted modern suite comprising double width walk in shower with wall mounted electric shower and waterfall shower head, low level WC with chrome push button flush, wall mounted vanity unit with wash hand basin chrome mixer tap and cupboards under, chrome heated towel rail, Karndean flooring.

Bedroom 2

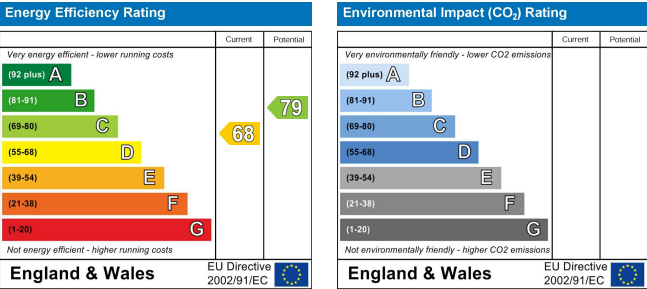
this double bedroom retains a feeling of character benefiting from open feature fireplace, radiator.

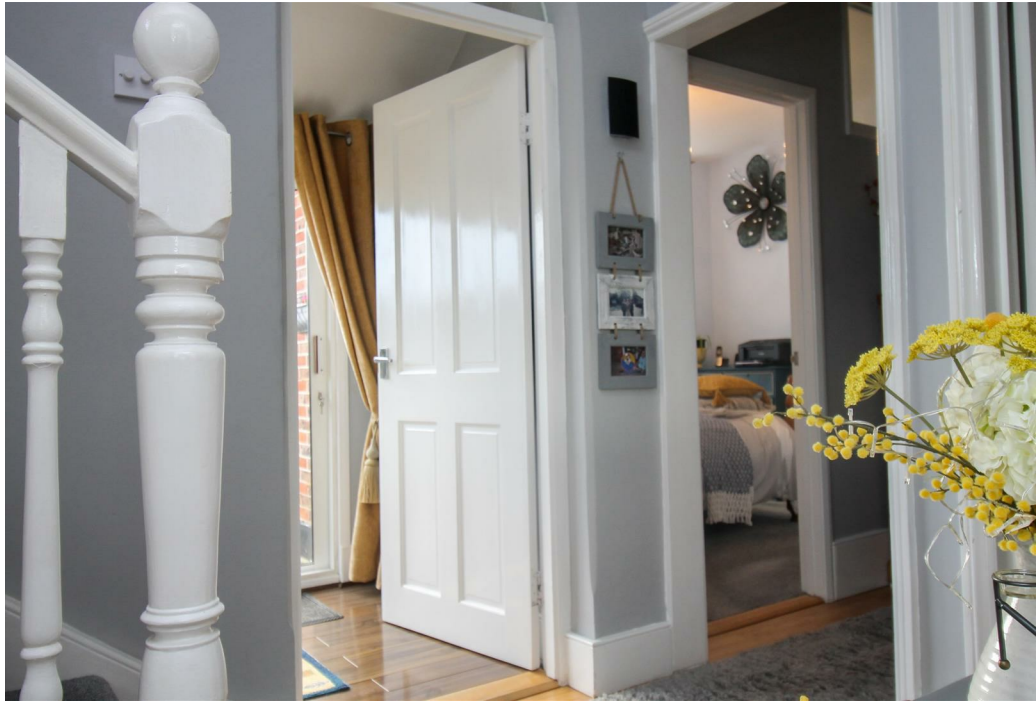
Family Bathroom

contemporary bathroom with white suite comprising bath with chrome handheld shower attachment and wall mounted shower head, low level WC with push button flush, wall mounted vanity unit with wash hand basin chrome mixer tap and cupboards under, mirrored cupboard above with lighting, radiator

Outside

This property benefits from private gardens to the side and rear and the side garden being mostly laid to lawn off with an assortment of well established plants, shrubbery and raised flowerbeds, fully enclosed by fencing offering privacy and seclusion, outdoor pillar with lantern providing outside lighting, outside seating areas, Greek style pillars. To the rear the garden has further patio area enclosed with fencing and side gate, established flowers and shrubs, two timber built sheds with power and light, outdoor pillar lantern providing outside lighting. To the side of the property there is also off road parking on a shared brick paved driveway and additional parking available to the other side of the property. To the front there are gates to the front entrance and gate providing side access.















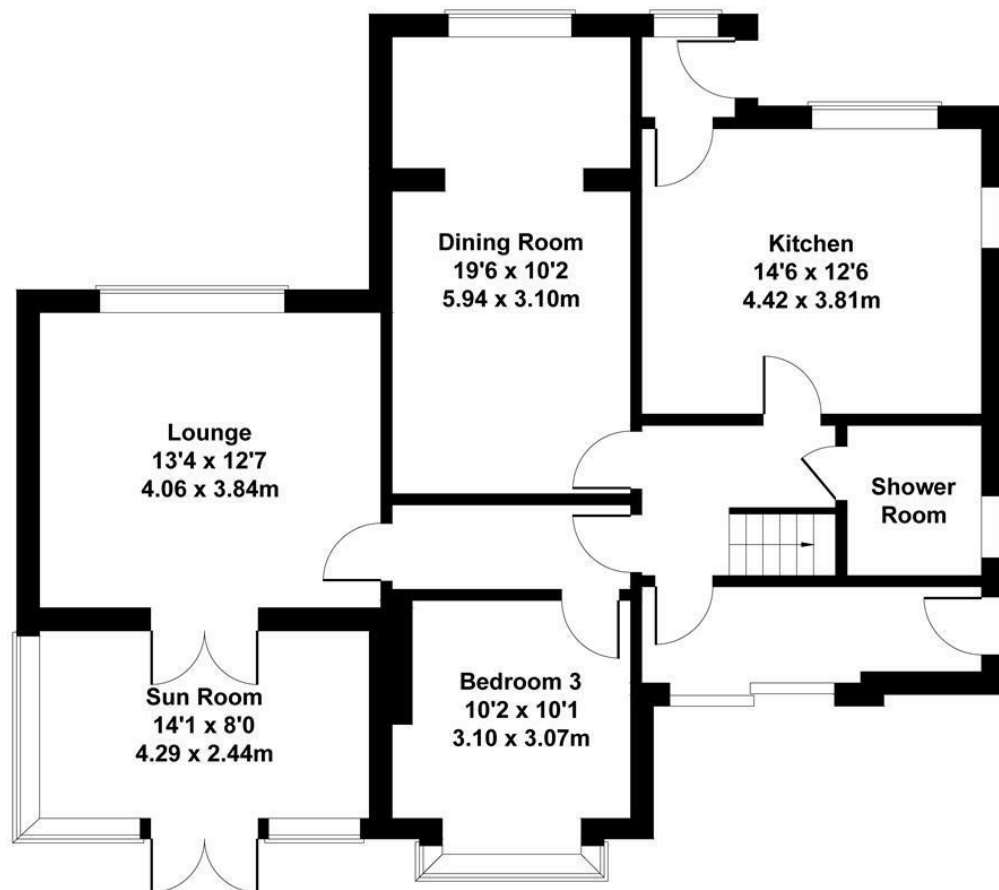




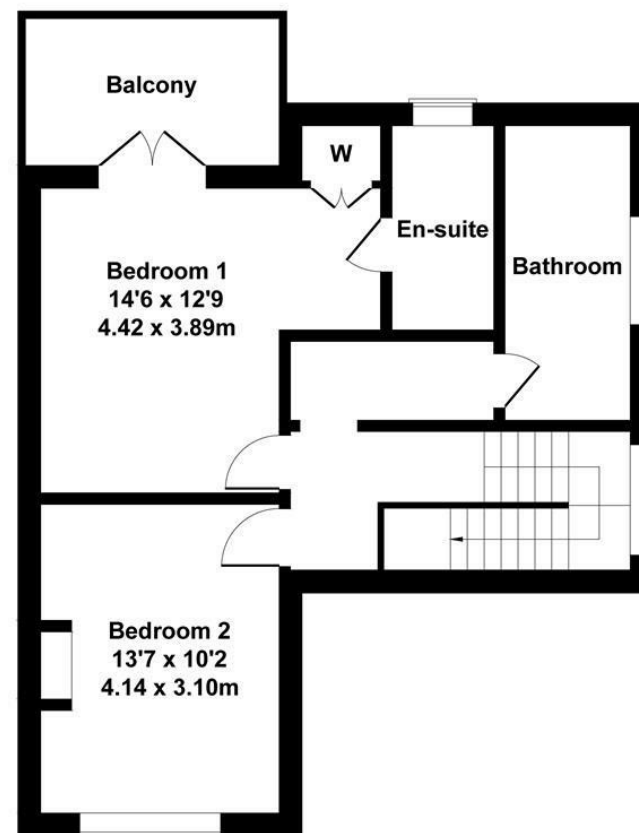


Pear Tree Lane

Approximate Gross Internal Area
1593 sq ft - 148 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2020
For Illustrative Purposes Only.

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