



BURGESS & CO.
01424 222255

156 Peartree Lane, Bexhill-On-Sea, TN39 4NR

Offers Over
£440,000 Freehold



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****CHAIN FREE**** Burgess & Co are delighted to bring to the market this detached bungalow, occupying a large plot and being ideally located close to Little Common Village with its amenities, shops, restaurants, Doctors Surgery and bus services. There is also a local convenience store within walking distance and Bexhill Town Centre is within 2.5 miles away providing further shopping facilities, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The property is in need of modernisation and the accommodation comprises an entrance hall, a lounge/dining room, a fitted kitchen, three double bedrooms, a shower room and a separate w.c. Further benefits include double glazing and gas central heating. To the front there is a driveway providing off road parking for several vehicles leading to an integral garage and to the rear there is a level garden measuring approximately 120ft being mainly laid to lawn. Viewing is considered essential to fully appreciate the scope/potential this property has to offer.

Porch

With single glazed frosted door to

Entrance Hall

With radiator.

Lounge/Diner

19'8 x 17'1

With two radiators, feature fireplace, double glazed window to the rear, double glazed door to the rear.

Kitchen

12'5 x 9'7

Comprising matching range of wall & base units, worksurface, inset sink, inset gas hob with extractor hood over, fitted eye level oven, space for fridge/freezer, space & plumbing for washing machine, tiled splashbacks, pantry cupboard with double glazed frosted window to the side, radiator, double glazed window to the rear, door to

Side Lobby

With boiler, double glazed frosted door to the side.

Bedroom Three

11'9 x 11'8

With radiator, double glazed window to the front, door to Living Room.

Inner Hall

With airing cupboard, loft hatch.

Bedroom One

14'9 x 12'4

With radiator, built-in cupboard, double glazed bay window to the front, double glazed window to the side.

Bedroom Two

14'8 x 12'4

With radiator, two built-in wardrobes, double glazed window to the side & rear.

Shower Room

6'7 x 5'8

Comprising large shower cubicle with handrails, low level w.c, pedestal wash hand basin with mixer tap, heated towel radiator, double glazed frosted window to the side.

Separate W.C

6'6 x 2'7

Comprising low level w.c, wash hand basin, radiator, double glazed frosted window to the side.

Outside

To the front there is a small area of lawn with flowerbeds housing mature shrubs & trees and a driveway providing off road parking leading to a garage. To the rear there is well maintained & established garden comprising area of lawn, a patio area, a greenhouse, flowerbeds, fruit trees, mature plants & shrubs, access to both sides, outside tap and two sheds.

Garage

20'8 x 9'6

With window & door to the side.

NB

Council tax band: E

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 80 |
| (69-80) C | 66 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

