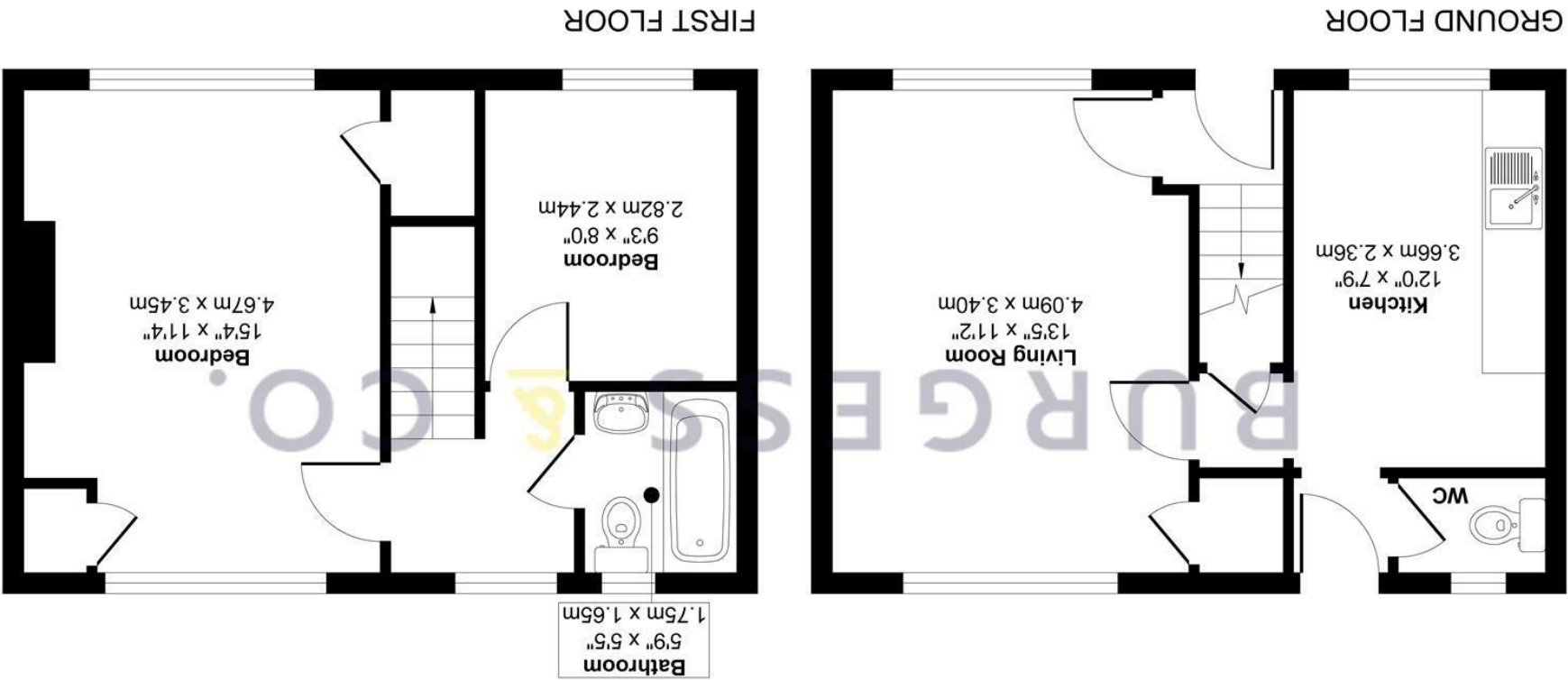


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Peartree Lane
Approximate Gross Internal Floor Area
695 sq. ft / 64.56 sq. m

BURGESS & CO.
01424 222255

58 Peartree Lane, Bexhill-On-Sea, TN39 4PG

£295,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market an opportunity to acquire this charming mid terraced house, conveniently situated close to the popular village of Little Common with its amenities, shops, restaurants, Doctors Surgery, primary school and bus services. There is also a local convenience store within walking distance and Bexhill Town Centre is within 2.5 miles providing further shopping facilities, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a living room, a fitted kitchen/breakfast room, a downstairs w.c and to the first floor there are two bedrooms and a fitted family bathroom. Further benefits include gas central heating and original glazing. To the outside the property offers well established front and rear gardens enjoying a southerly aspect. Viewing is highly recommended by vendors sole agents.

Entrance Hall

With radiator, consumer unit & fuse box, stairs to First Floor.

Living Room

13'5 x 11'2
With radiator, original open fireplace, fitted cupboard, sliding sash windows to the front & rear.

Kitchen

12'0 x 7'9
Comprising matching range of wall & base units, worksurface, tiled splashbacks, stainless steel sink unit, space for appliances, space for cooker, tiled floor, understairs storage cupboard, radiator, original sash window to the front. Door to

Rear Porch

With access to the rear garden. Door to

Separate W.C

Comprising low level w.c, frosted window to the rear.

First Floor Landing

With glow-worm boiler, access to loft being insulated & partially boarded, window to the rear.

Bedroom One

15'4 x 11'4
With radiator, feature fireplace, fitted wardrobe, airing cupboard, sash window to the front & rear.

Bedroom Two

9'3 x 8'0
With radiator, sash window to the front.

Bathroom

5'9 x 5'5
Comprising pedestal wash hand basin, partly tiled walls, panelled bath, low level w.c, radiator, original frosted window.

Outside

To the front there is pedestrian access only with pathway, lawn to either side, mature shrubs & trees, meter cupboard. To the rear there is a south facing

garden comprising a patio area, a paved path, ivy arch with trellis, a greenhouse, a large shed, fence & double wooden gates leading to Little Common Recreation Ground.

NB

Council tax band: B

