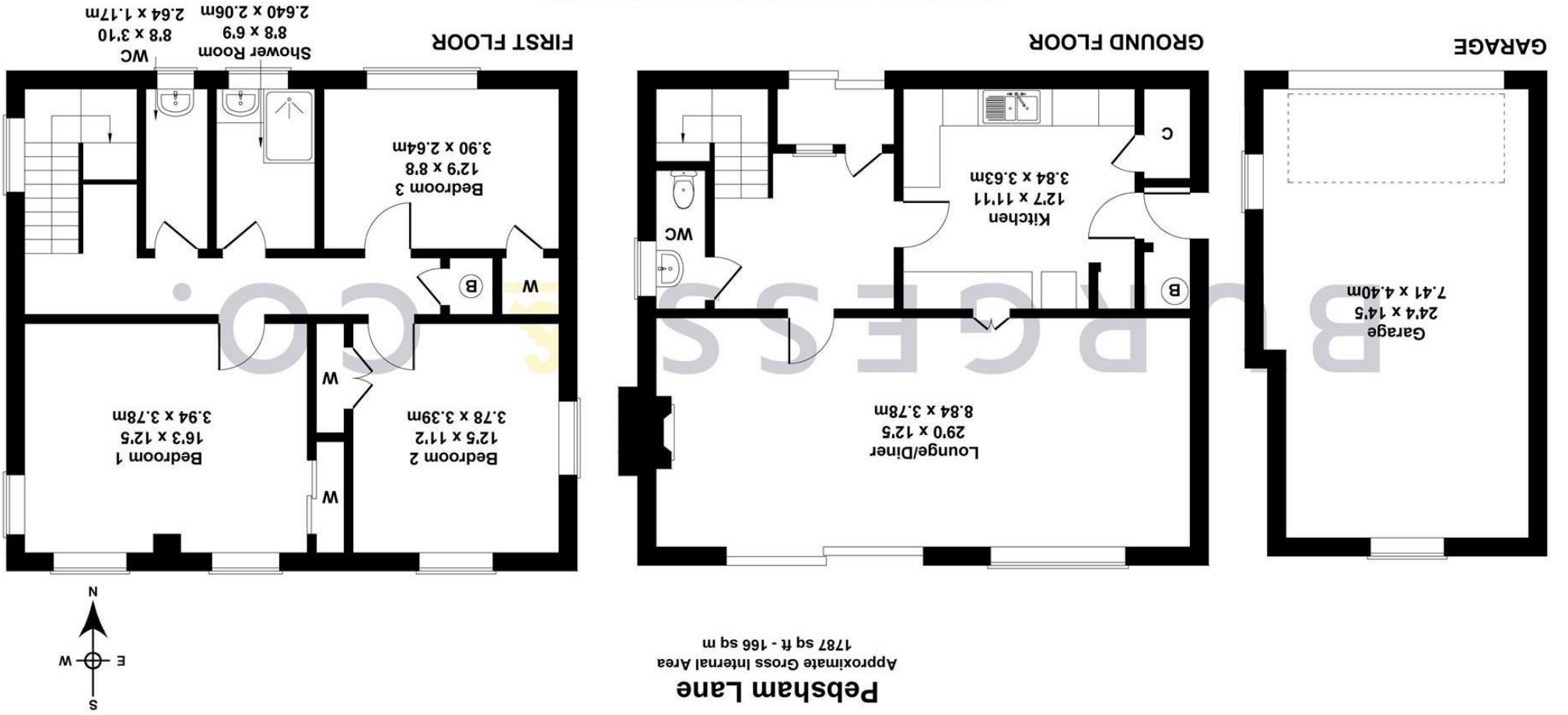




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BURGESS & CO.
01424 222255

Moonraker, 136 Pebsham Lane, Bexhill-On-Sea, TN40 2RY

Offers In Excess Of
£390,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this bright and spacious detached house in a residential area to the north of Bexhill. Ideally situated being within walking distance of a Co-op convenience store and nearby bus services. Ravenside Retail Park is within 1 mile providing an array of shops and access to Glyne Gap beach. Bexhill Town Centre is within 2 miles with an array of shopping facilities, restaurants, mainline railway station, and the seafront. The property is approached via steps leading down to the front door which open into a spacious entrance hall, a 29'ft lounge/dining room, a 12'7 kitchen, and a cloakroom. To the first floor there are three double bedrooms and a family bathroom. The property benefits from double glazing, gas central heating, off road parking, a large detached garage and a small front garden. To the rear there is a delightful enclosed south facing garden which is on a gradual slope. The property is in need of updating and comes CHAIN FREE. Viewing is essential to fully appreciate the potential this property has.

Porch

With single glazed frosted window, door to

Entrance Hall

With radiator, stairs to first floor.

Downstairs W.C

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

Lounge/Diner

29'0 x 12'5
With radiator, feature gas fire, hatch to kitchen, two double glazed windows to the rear, double glazed sliding door to the rear.

Kitchen

12'7 x 11'11
Comprising wall & base units, worksurfaces, tiled splashbacks, inset 1 & 1/2 bowl sink unit, space for washing machine, space for fridge/freezer, integrated dishwasher, space for cooker, extractor hood over, pantry cupboard, space for table, double glazed window to the front. Door to

Utility Area

With Worcester boiler, double glazed window & door to the side.

First Floor Landing

With radiator, airing cupboard, loft hatch, double glazed window to the side.

Bedroom One

16'3 x 12'5
With radiator, built-in wardrobes, two double glazed windows to the rear, double glazed window to the side.

Bedroom Two

12'5 x 11'2
With radiator, built-in wardrobes, double glazed window to the side & rear.

Bedroom Three

12'9 x 8'8
With radiator, built-in cupboard, double glazed window to the front.

Shower Room

8'8 x 6'9
Comprising large walk-in shower cubicle with handrails & seat, heated towel radiator, vanity unit with inset wash hand basin, partly tiled walls, double glazed window to the front.

Separate W.C

8'8 x 3'10
Comprising low level w.c, double glazed frosted window to the front.

Outside

To the front there is an area of lawn with flowerbeds, a driveway providing off road parking for several vehicles and steps lead

to the property. To the rear, there is a large area of lawn, a patio area, a pond, cherry trees, mature shrubs and access to both sides.

Double Garage

24'4 x 14'5
With up & over door, light & power connected.

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		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

