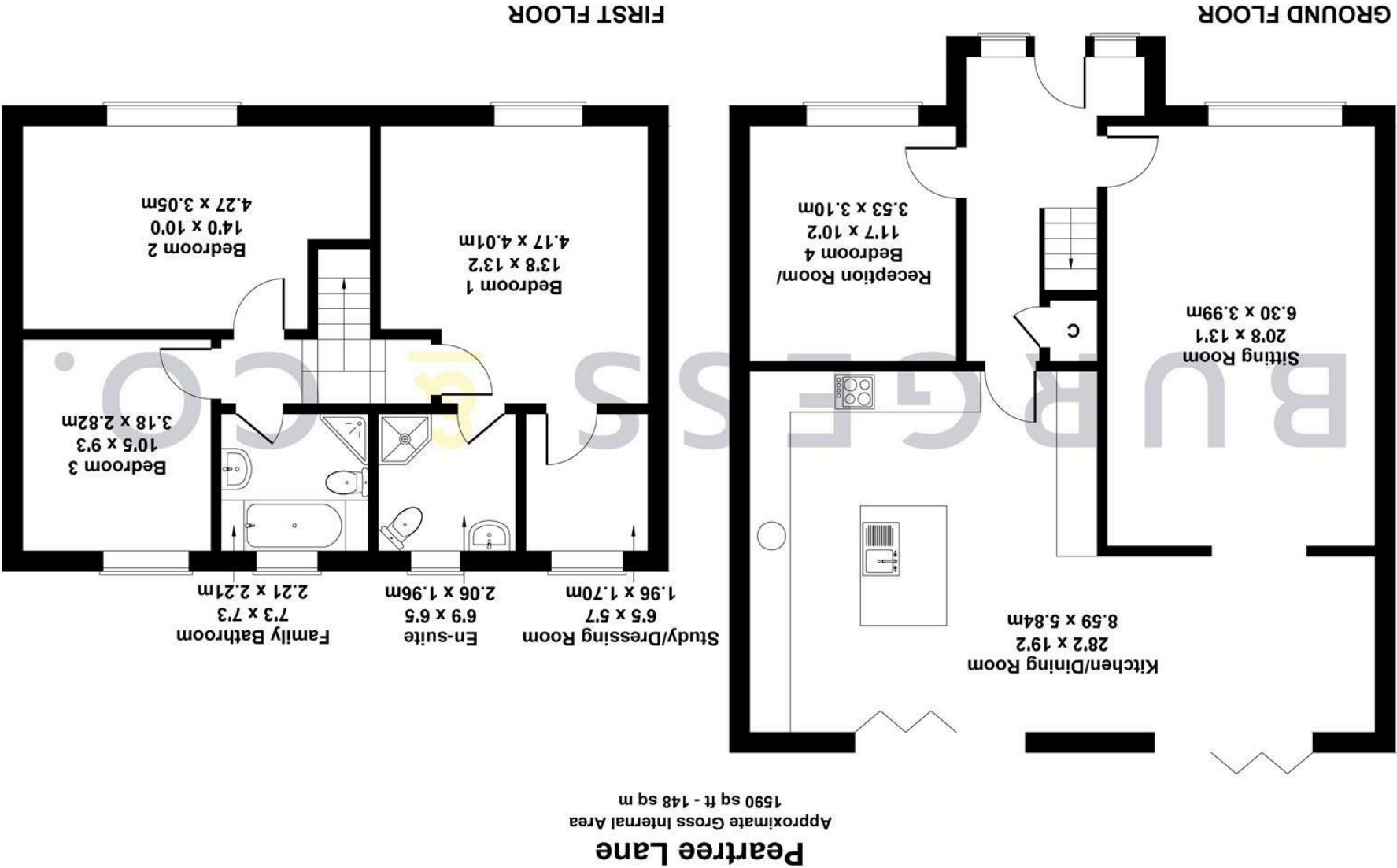


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BURGESS & CO.
01424 222255

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

Offers In Excess Of
£475,000 Freehold



Burgess & Co are delighted to bring to the market this charming, bright and spacious semi-detached house being ideally located close to Little Common Village with its amenities, shops, restaurants, Doctors Surgery and bus services. Bexhill Town Centre is within 2.5 miles providing further shopping facilities, restaurants, mainline railway station and seafront with the iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a 20'8 living room, a 28'2 x 19'2 newly fitted kitchen/dining room, and a further reception room/bedroom four to the ground floor. To the first floor there are three good size bedrooms with the main bedroom having a modern en-suite shower room and a dressing room/study, and there is also a modern family bathroom. Further benefits include double glazing, gas central heating and a good standard of decoration throughout. To the outside there is ample off road parking to the front and a delightful enclosed rear garden with access to Broad Oak Park. Viewing is considered essential to truly appreciate all this property has to offer.

Entrance Hall

With radiator, inset spotlights, stairs to First Floor, understairs storage cupboard.

Living Room

20'8 x 13'1

With radiator, inset spotlights, double glazed window to the front. Opening to

Open Plan Kitchen/Dining Room

28'2 x 19'2

Comprising matching range of wall & base units, granite quartz worksurface, inset 1 & ½ bowl sink unit, porcelain splashbacks, island with storage, fitted induction hob with extractor hood over, fitted eye level double oven, integrated appliances including microwave, dishwasher, washing machine & tumble dryer, space for American style fridge/freezer, cupboard housing Ideal combi boiler, inset spotlights, two sets of bi-fold doors opening onto the rear garden.

Reception/Bedroom

11'7 x 10'2

With radiator, inset spotlights, double glazed window to the front.

First Floor Landing

Bedroom One

13'8 x 13'2

With radiator, double glazed window to the front. Door to

Dressing Room/Study

6'5 x 5'7

With double glazed window to the rear.

En-suite Shower Room

6'9 x 6'5

Comprising corner shower cubicle, vanity unit with inset wash hand basin & waterfall tap, low level w.c, LED mirror, tiled walls, heated towel radiator, inset spotlights, double glazed frosted window to the rear.

Bedroom Two

14'0 x 10'0

With two radiators, wardrobe area, double glazed window to the front.

Bedroom Three

10'5 x 9'3

With radiator, double glazed window to the rear.

Family Bathroom

7'3 x 7'3

Comprising bath with waterfall tap, corner shower cubicle, low level w.c, vanity unit with inset wash hand basin, LED mirror, heated towel radiator, tiled walls, double glazed frosted window to the rear.

Outside

To the front there is a block paved driveway providing off road

parking and to the rear there is an enclosed garden comprising a paved patio area, a paved pathway, an area of level lawn, an area of decking, raised flowerbed, side access, two garden sheds and a gate to the rear providing access to Broad Oak Park.

NB

A new EPC has been ordered & will follow shortly. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	