

**RUSH  
WITT &  
WILSON**



**72 Pebsham Lane, Bexhill-On-Sea, East Sussex TN40 2RA  
£360,000**

**A bright and spacious two double bedroom detached bungalow, with gas central heating system, double glazed windows and doors, private front and south facing rear garden, garage, sunroom, NO ONWARD CHAIN, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



**Entrance Porch**

With entrance door, windows to the front elevation.

**Entrance Hallway**

Double radiator, entrance door.

**Living Room**

15'1" x 12'7" (4.62 x 3.85)

Windows to the side elevation, patio doors to the rear, double radiator, fireplace with gas fire.

**Kitchen**

12'5" x 9'7" (3.79 x 2.94 )

Window to the rear elevation with southerly aspect, fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, one half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, electric hob with extractor canopy and light, tiled splashbacks.

**Sunroom**

10'11" x 7'1" (3.35 x 2.16 )

Windows overlook the side and rear elevations, door leads to rear garden, door to garage.

**Bedroom One**

12'1" x 11'5" (3.69 x 3.49 )

Window to the front elevation, double radiator, built in wardrobe cupboards.

**Bedroom Two**

12'10" x 10'5" (3.92 x 3.20)

Window to the front elevation, double radiator.

**Bathroom**

Suite comprising panelled bath, wc with low level flush, pedestal mounted wash hand basin, built in airing cupboard, double radiator, tiled walls, obscured glass window overlooks the rear elevation.

**Outside****Front Garden**

Mainly laid to lawn, well established shrubbery, walls to the front and side elevations, off road parking is available on the driveway that leads to the garage.

**Garage**

19'1" x 8'0" (5.82 x 2.45)

With up and over door, personal door and window to the rear elevation, gas central heating and domestic hot water boiler, space for additional white goods, eaves storage, power and light.

**Rear Garden**

Southerly facing rear garden, mainly laid to lawn with side gate, patio area for alfresco dining, with a whole host of different plants, shrubs and trees of various kinds offering privacy and seclusion, all enclosed with fencing to all sides, outside water tap.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



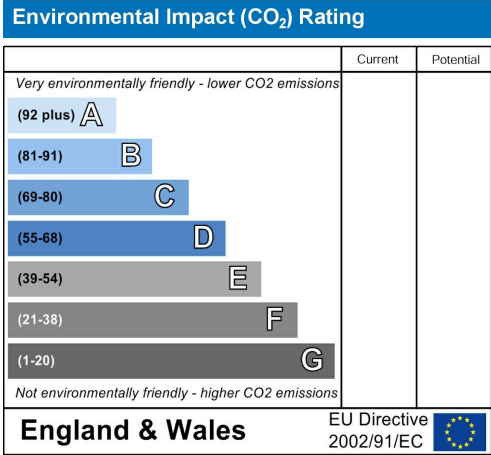
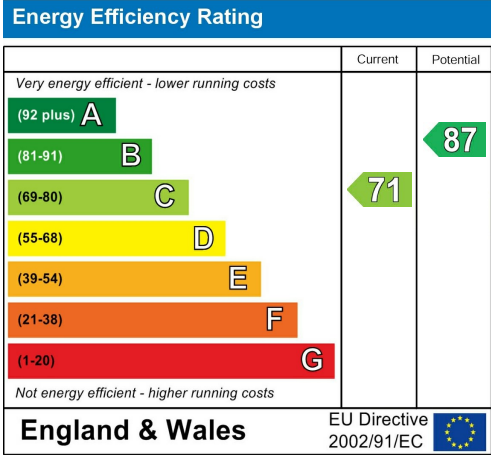
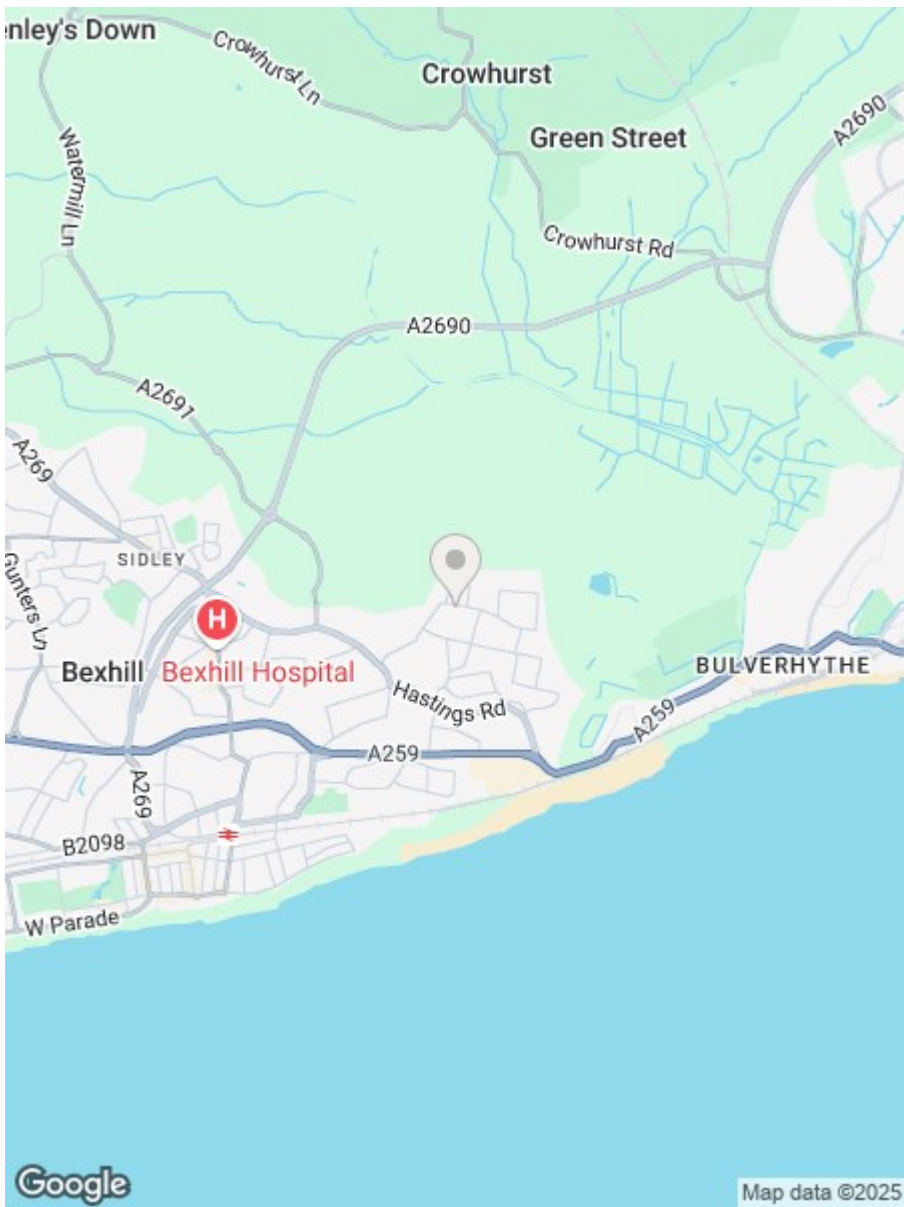
GROUND FLOOR  
951 sq.ft. (88.4 sq.m.) approx.



TOTAL FLOOR AREA : 951 sq.ft. (88.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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