

RUSH  
WITT &  
WILSON



**78 Peartree Lane, Bexhill-On-Sea, East Sussex TN39 4NS**  
**£500,000 Freehold**

A beautifully presented four bedroom chalet bungalow with accommodation to the ground floor comprises, kitchen/breakfast room, covered sideway for utilities, lounge/dining room, two bedrooms and a bathroom. To the first floor there is a dressing room/study, two further bedrooms and a bathroom. Other benefits include gas central heating, off road parking, garage, private front and rear gardens and is situated within walking distance to the beautiful Little Common village with its range of shopping facilities and services. Viewing comes highly recommended by Rush Witt & Wilson.



## **Entrance Hallway**

Entrance door, obscured glass window to side, double radiator, understairs storage cupboard.

## **Living/Dining Room**

22'7 x 18'4 (6.88m x 5.59m )

L-shaped room with two windows overlook the front westerly elevation and windows to side, brick built fireplace, two double radiators, service hatch through from kitchen.

## **Kitchen/Breakfast Room**

12'4 x 10'4 (3.76m x 3.15m )

Window to rear, door to side, single radiator, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl composite sink unit with mixer tap, integrated Neff dishwasher, integrated double oven with grill, integrated microwave oven, integrated fridge, breakfast bar, tiled splashbacks, electric hob with extractor canopy and light, concealed lighting under the wall units.

## **Bedroom Two**

18'3 x 11'11 (5.56m x 3.63m )

Window to the rear elevation, double radiator, built-in wardrobe cupboard, additional window to the front.

## **Bedroom Four**

14'1 x 10'9 (4.29m x 3.28m )

Window to the rear elevation, double radiator, built-in wardrobe cupboard.

## **Bathroom**

Modern suite comprising panelled bath with hand shower attachment, wc with concealed cistern, wash hand basin with vanity unit beneath, obscure glass window to the side elevation, electric shaver point, chrome heated towel rail, walk-in shower cubicle with chrome controls, chrome showerhead, tiled walls.

## **First Floor**

### **Landing**

Window to the side elevation, single radiator, two built-in cupboards, radiator.

### **Dressing Room/Study**

8'11 x 6'5 (2.72m x 1.96m )

Velux window to the rear elevation, single radiator, built-in wardrobe cupboard, access to eaves storage.

This interconnects with bedroom one.

## **Bedroom One**

21' x 10'7 (6.40m x 3.23m )

Window to side elevation, two velux windows to the rear, double radiator, inset wash hand basin with vanity unit, tiled splashback, door to eaves storage.

## **Bedroom Three**

18'2 x 11'10 (5.54m x 3.61m )

Window to the front elevation, double radiator, fitted bedroom furniture comprising drawers, dressing table, bedside cabinets with shelving, overhead storage compartments and wardrobes and door giving access to additional storage in the eaves.

## **Bathroom**

Modern bathroom suite comprising panelled bath with hand shower attachment, wash hand basin with vanity unit below, mirror and light, window to side elevation, tiled walls, single walk-in shower with controls and glass splashbacks surround, heated chrome towel rail.

## **Outside**

### **Front Garden**

Mainly laid to lawn with beautiful mature shrubs and plants of various kinds offering a very attractive aspect, there is extensive off road parking to the front of the property and the driveway leads to the garage, side access to the rear garden.

### **Off Road Parking**

Extensive parking to the front of the property.

### **Garage**

Electrically operated up and over door, power, light and window and door to the rear.

### **Covered Walkway/Utility Room**

29'1 x 5' (8.86m x 1.52m )

Doors and windows to either side with polycarbonate roof, double radiator, fitted base units perfect for additional white goods and runs the whole length of the side of the property to the back garden.

### **Rear Garden**

Mainly laid to lawn with patio areas for alfresco dining and all enclosed with fencing to all sides offering privacy and seclusion, raised flowerbeds, greenhouse, brick built barbecue.

### **Detached Workshop/Potential Garage**

19'1 x 7'6 (5.82m x 2.29m )

Brick built in construction, windows overlook both the side and rear elevations, workbench with various base units beneath for storage, two doors to the side and one to the front.

## **Agents Note**

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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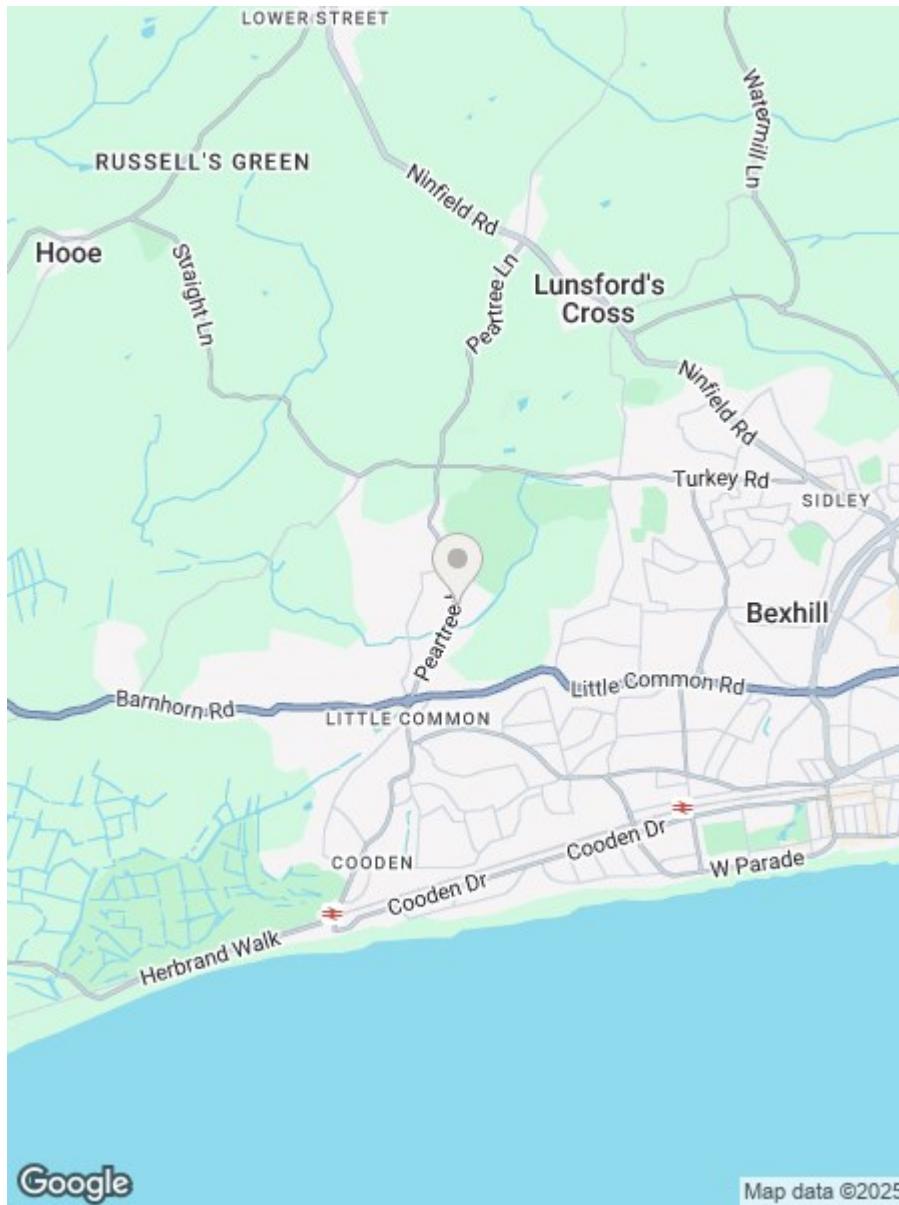
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TOTAL FLOOR AREA : 2561 sq.ft. (237.9 sq.m.) approx.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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