

**RUSH  
WITT &  
WILSON**



**26 Pebsham Lane, Bexhill-On-Sea, TN40 2QA  
£375,000**

**A very spacious and bright two bedroom detached bungalow with extensive private front and southerly facing rear garden, VACANT POSSESSION, gas central heating system, double glazed windows and doors, upvc south facing conservatory, kitchen/ breakfast room, extensive off road parking, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



**Entrance Porch**

Entrance door with windows to front elevation

**Entrance Hall****Living Room**

18'6" x 14'7" (5.64 x 4.45)

Single radiator, two double radiators, living flame gas coal fire in fireplace, windows overlooking the rear southerly elevation,

**Conservatory**

14'2" x 8'0" (4.32 x 2.46)

Windows to the rear and side elevation with doors to both sides, tiled floor.

**Kitchen/ Breakfast Room**

11'8" x 11'11" (3.58 x 3.64)

Windows overlooking the front elevation, door to side, fitted kitchen comprising range of base and wall units, laminate straight edged worktops, single drainer stainless steel sink unit with mixer tap, space for cooker and fridge, double radiator, tiled splash backs.

**Bedroom One**

14'7" x 14'1" (4.46 x 4.30)

Window to side and rear elevations, single radiator, built in wardrobe cupboards.

**Bedroom Two**

12'0" x 9'6" (3.66 x 2.92)

Windows to front and side elevation, single radiator, built in wardrobe cupboard.

**Bathroom**

suite comprising panelled bath, wall mounted shower controls and shower head, wc with low level flush, pedestal wash hand basin, obscured glass window to front elevation, single radiator, tiled wall and floors.

**Outside****Front Garden**

Generous size, mainly laid to lawn, whole host of shrubs and plants, enclosed with fencing and retaining walls, pathways to front entrance and side access.

**Rear Garden**

Extensive gardens, south facing, secluded and private, patio areas for alfresco dining, timber framed shed, outside water tap, green house, well stocked flower and shrub beds, enclosed by fencing.

**Garage**

Double doors, power and light, personal door to rear,

**Utility**

Space for tumble dryer, plumbing for washing machine, door to rear.

**Cloakroom**

Wc low level flush, wall mounted wash hand basin, window to rear elevation.

**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.

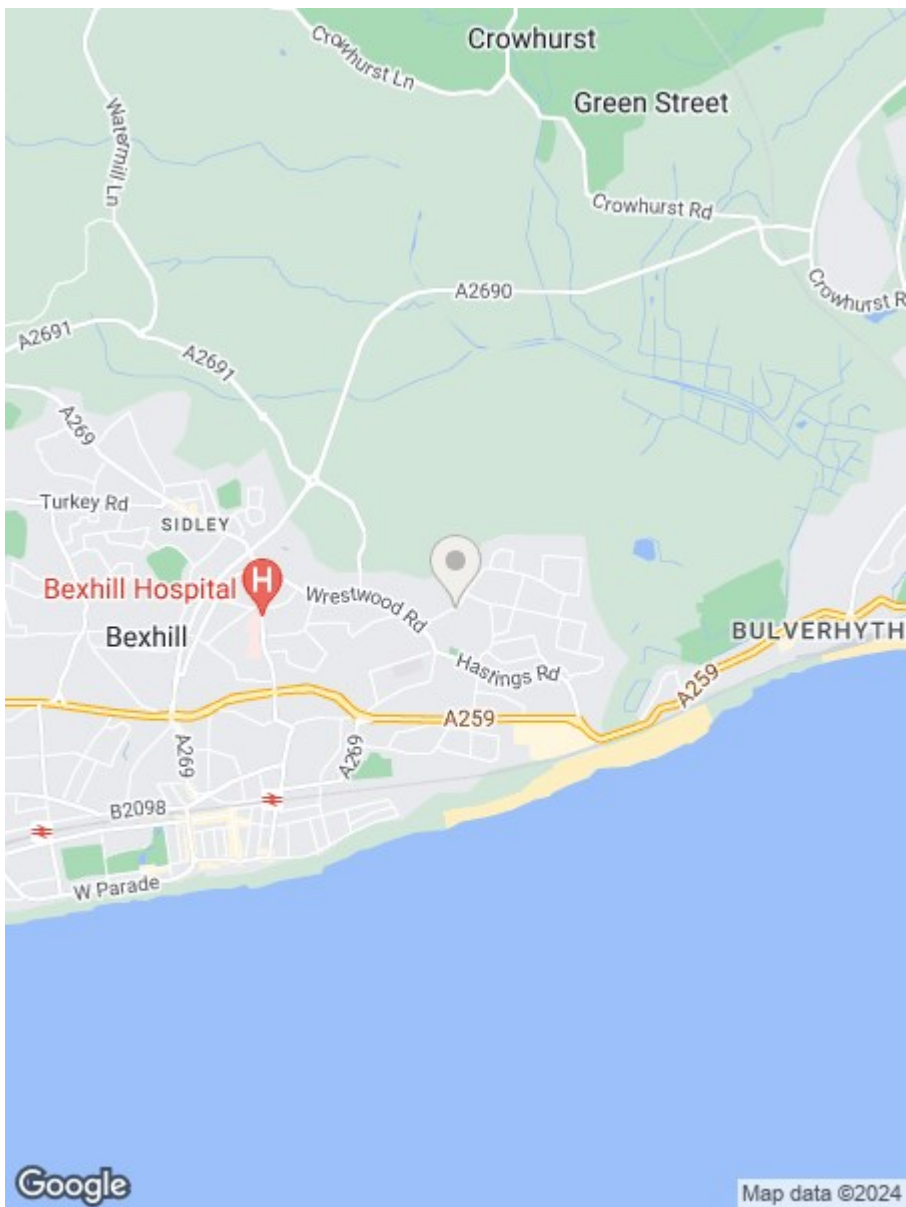


GROUND FLOOR  
1202 sq.ft. (111.7 sq.m.) approx.



TOTAL FLOOR AREA : 1202 sq.ft. (111.7 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<div style="border: 1px solid black; padding: 2px; display: inline-block;">84</div>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<div style="border: 1px solid black; padding: 2px; display: inline-block;">70</div>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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