

**RUSH  
WITT &  
WILSON**



**81 Peartree Lane, Bexhill-On-Sea, East Sussex TN39 4NS  
£420,000**

**A beautifully presented and sympathetically refurbished three bedroom detached cottage, complete with a stunning inglenook fireplace in the living room, gas central heating system, double glazed windows and doors, new kitchen, new shower room, private front and rear gardens, off road parking, carport, new en-suite bathroom complete with roll top bath, VACANT POSSESSION, viewing comes highly recommended by RWW Bexhill Sole Agents.**



**Entrance Hall/Study**

Entrance door leading to entrance hallway/study, with double radiator, French doors lead to the rear garden, under stairs storage cupboard.

**Living Room**

10'10 x 10'10 (3.30m x 3.30m)

Window overlooks the side elevation, double radiator, beautiful inglenook fireplace with oak bressumer, storage cupboard.

**Kitchen**

10'9 x 7'6 (3.28m x 2.29m)

Window overlooks the side elevation, double radiator, brand new fitted kitchen comprising a range of base and wall units with solid wood block worktops, ceramic glass hob with extractor canopy and light, integrated oven and grill, space for fridge/freezer, composite one and half bowl single drainer sink unit with mixer tap, grey wood effect flooring.

**Wet Room**

Newly installed with wc with low level flush, chrome heated towel rail, wall mounted wash hand basin with vanity drawers beneath, tiled floor, tiled walls, fixed showerhead with chrome controls, extractor fan.

**First Floor Landing****Bedroom One**

12'9 x 11'3 (3.89m x 3.43m)

Window to the side elevation, double radiator, vaulted ceiling, eaves storage, latched door.

**En-Suite**

Comprising roll-top bath with ornate hand/shower attachment and chrome feet, wc with low level flush, ornate wash hand basin, heated chrome towel rail, obscured glass window overlooks the side elevation.

**Bedroom Two**

11'5 x 9'7 (3.48m x 2.92m)

Window to the side elevation, double radiator.

**Bedroom Three**

11'3 x 10' at widest point (3.43m x 3.05m at widest point)

Window to the side elevation, double radiator.

**Outside****Front Garden**

Predominantly pea beached for low maintenance with low rise retaining wall, to the side of the property can be found a oak double car port with pitched tiled roof, providing excellent off road parking.

**Rear/Side Garden**

With westerly facing with patio, extensive lawned areas, all enclosed with fencing to all sides offering privacy and seclusion, 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  
 APPROX. FLOOR  
 AREA 395 SQ.FT.  
 (36.7 SQ.M.)



1ST FLOOR  
 APPROX. FLOOR  
 AREA 392 SQ.FT.  
 (36.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 787 SQ.FT. (73.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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