

**RUSH
WITT &
WILSON**



**95 Pebsham Lane, Bexhill-On-Sea, East Sussex TN40 2RP
£289,000**

A well presented two bedroom semi-detached house with garage, comprises an entrance porch, kitchen/ breakfast room, upvc conservatory and spacious living room. First floor accommodation comprises two bedrooms and family bathroom. Other benefits include uPVC double glazed windows and doors, gas central heating system, private front and rear gardens and garage with off road parking. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Entrance Porch

Entrance door, windows overlook the front and side elevations.

Entrance Hallway

Entrance door, double radiator.

Living Room

15'3" x 15'0" (4.67m x 4.59m)

Window overlooks the front elevation, double radiator, coal effect gas fire set in ornate fireplace and surround, understairs storage cupboard, double doors opening into the:-

Kitchen/Breakfast Room

15'11" x 8'11" (4.87m x 2.72m)

Double radiator and window to the side elevation and French doors leading to the conservatory. Modern fitted kitchen comprising a range of base and wall units with laminate edge worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, integrated dishwasher, space for fridge/freezer. tiled splashbacks and gas hob with extractor canopy and light, integrated oven and grill and area for table and chairs.

Conservatory

13'10" x 7'8" (4.23m x 2.34m)

uPVC double glazed construction, patio doors lead out to the rear garden, double radiator, storage cupboard.

First Floor Landing

Single radiator, window to the side elevation, access to the roof space, built-in airing cupboard with pre-lagged hot water cylinder.

Bedroom One

11'11" x 10'7" (3.65m x 3.23m)

Window to the front elevation, with far reaching views of the sea, single radiator, built-in wardrobe cupboard.

Bedroom Two

10'8" x 8'9" (3.27m x 2.68m)

Window to the rear elevation, double radiator.

Bathroom

Modern suite comprising a wash hand basin with vanity drawers and cupboards beneath, matching vanity unit with mirror, chrome heated towel rail, w.c. with concealed

cistern, panelled bath with chrome controls, chrome shower head, glass shower screen, obscure glass window to the rear elevation, hand shower attachment.

OUTSIDE**Front Garden**

Designed for low maintenance and has a whole host of shrubbery, plants and various flowers, enclosed with fencing to all sides and attractive patio arrangements, extensive off road parking is to be found on the driveway which leads to the garage to the rear.

Rear Garden

Enclosed with fencing to all sides, greenhouse, timber framed summerhouse with decking, various patio areas adorn the garden. Raised flower and shrub beds which are all well stocked.

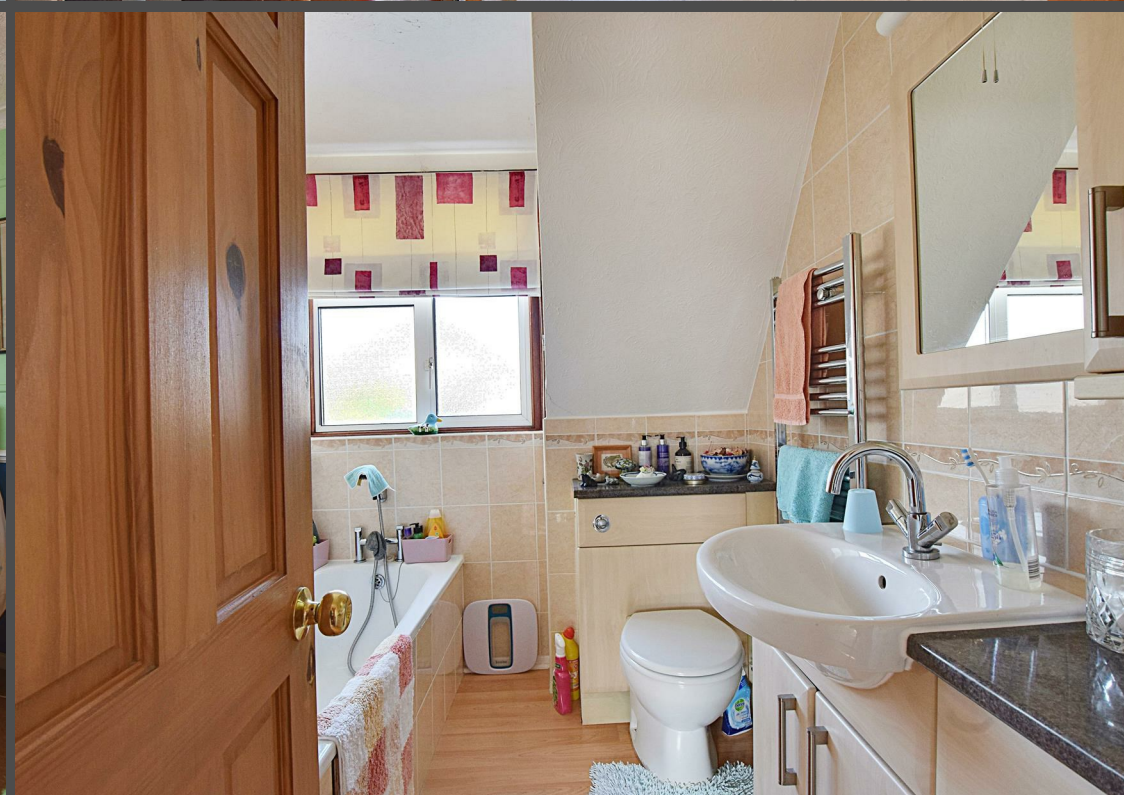
Garage

Metal up and over door, power and light.

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.

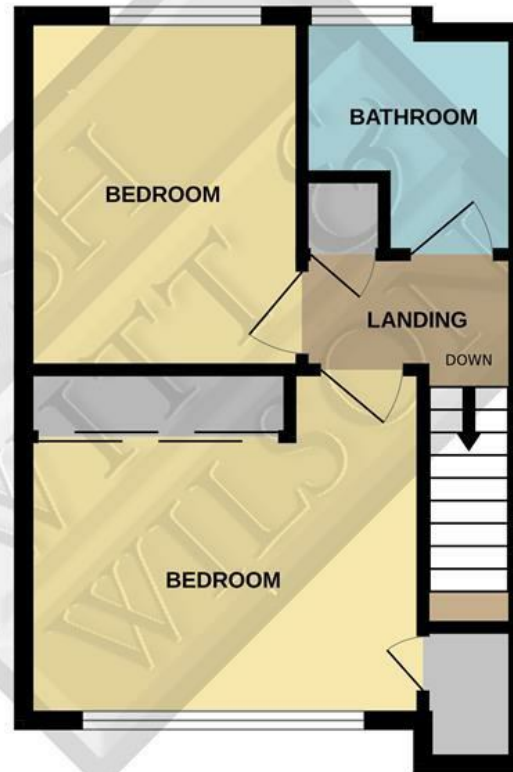
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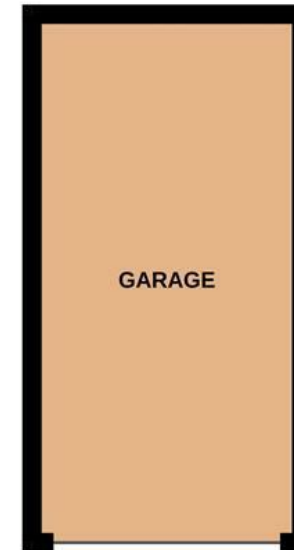
GROUND FLOOR
455 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



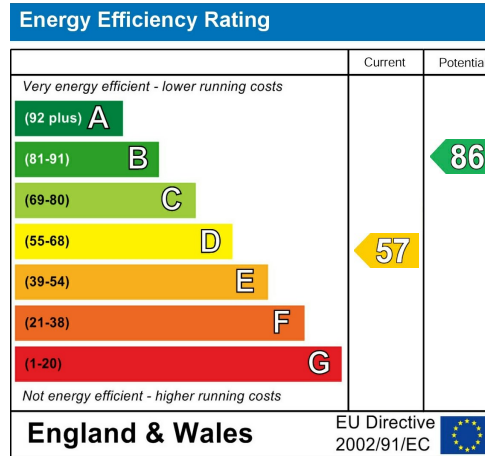
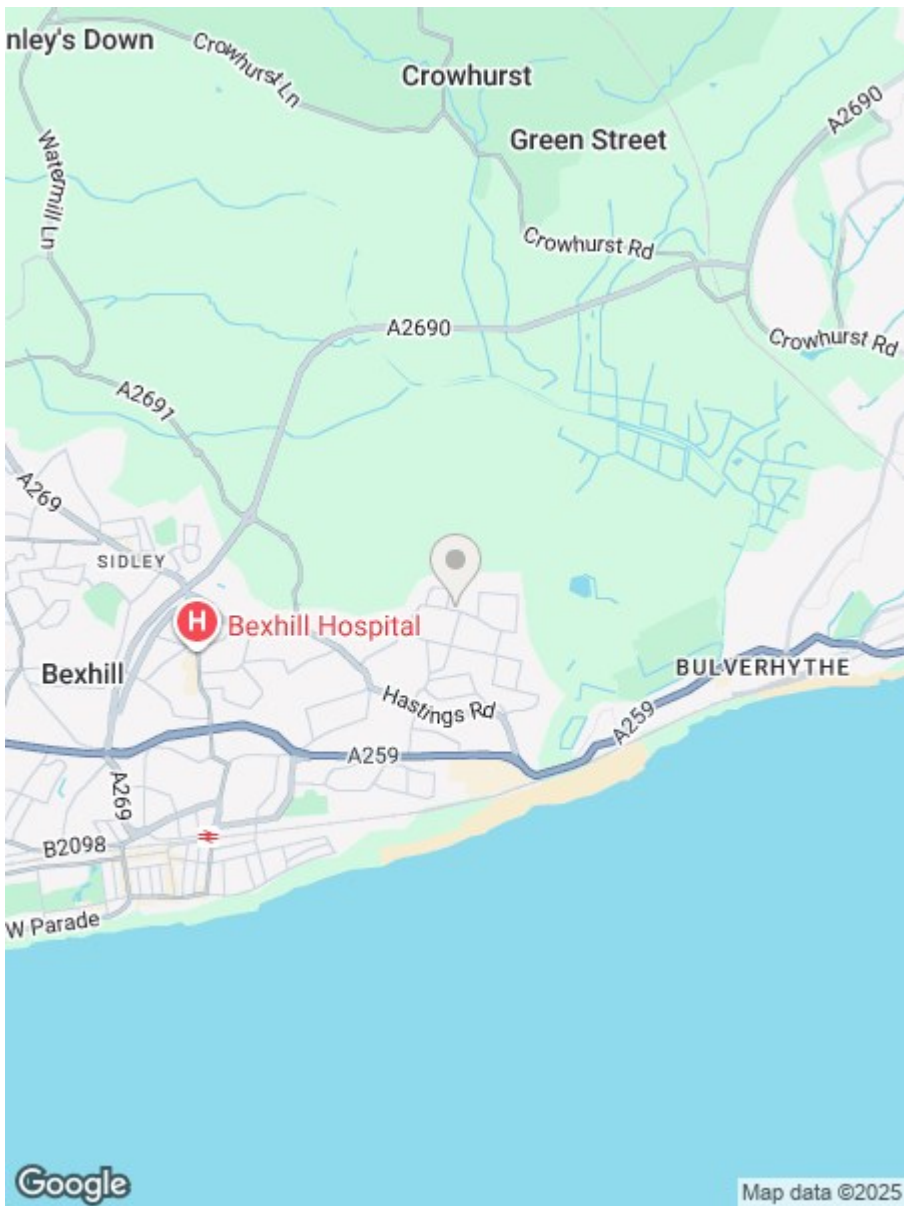
GARAGE
132 sq.ft. (12.3 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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