

**RUSH  
WITT &  
WILSON**



**80 Pebsham Lane, Bexhill-On-Sea, East Sussex TN40 2HB  
£375,000**

**A very special two bedroom detached bungalow with extensive gardens approx. 0.35 acres in total, tucked peacefully away down a long private driveway, two reception rooms, kitchen/breakfast room, two double bedrooms, dressing room, en-suite bathroom to bedroom one, double glazed windows and doors, gas central heating system with modern gas boiler, extension potential, VACANT POSSESSION, spacious oversized garage, off road parking via in-out driveway, excellent extension and improvement potential subject to planning etc, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



### **Entrance Hallway**

With entrance door, obscured glass windows overlook the front elevation, single radiator.

### **Living Room**

15'1" x 14'9" (4.61 x 4.51)

Single radiator, bay window overlooks the front westerly elevation.

### **Dining Room**

15'3" x 9'1" (4.65 x 2.79)

Window overlooks the side elevation, single radiator, wall mounted gas central heating and domestic hot water boiler, access to roof space (expansive in size with potential for loft conversion), built in storage cupboard, fitted bookcase.

### **Kitchen/Breakfast Room**

27'9" x 12'7" (8.47 x 3.86)

Windows to the rear and side elevations, fitted kitchen comprising a range of matching wall and base level units with laminate worktops, twin stainless steel sink unit with mixer tap, plumbing for washing machine, electric hob, integrated double oven and grill, door to the side elevation, double radiator, larder style cupboard.

### **Cloakroom**

WC with low level flush, obscured glass window to the rear elevation.

### **Bedroom One**

12'9" x 11'5" (3.91 x 3.49 )

Window to the front elevation, single radiator, fitted wardrobe cupboards, wall mounted night storage heater, fitted dressing table with drawers and matching bedside tables.

### **Dressing Room**

8'5" x 5'8" (2.57 x 1.73)

Window to the side elevation, fitted wardrobe cupboards, sliding mirrored doors.

### **En-Suite**

Comprising panelled bath, wall mounted electric shower unit, controls and showerhead, bidet, wc with low level flush, single radiator, wall mounted wash hand basin with vanity unit beneath, window to the front elevation.

### **Bedroom Two**

11'6" x 9'0" (3.52 x 2.75)

Window to the side elevation, single radiator.

### **Bathroom**

Suite comprising panelled bath with wall mounted electric shower unit, controls and showerhead, wc with low level flush, inset wash hand basin with vanity unit beneath, single radiator, obscured glass window to the rear elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with beautiful mature shrubbery, plants and trees of various kinds offering privacy and seclusion, in/out driveway situated down a private tract. Extensive off road parking is available.

#### **Garage**

Over-Sized single garage with up and over door, power and light, obscured glass window to the side elevation, personal door to rear with obscured glass window.

#### **Side & Rear Garden**

Extensive in size, beautiful mature plants shrubs and trees of various kinds, far reaching views, patio area, raised ornamental fishpond, southerly elevation, timber framed greenhouse, outside water tap, potting area.

#### **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.



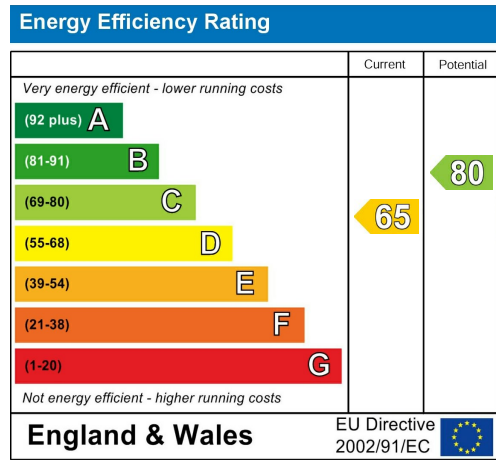
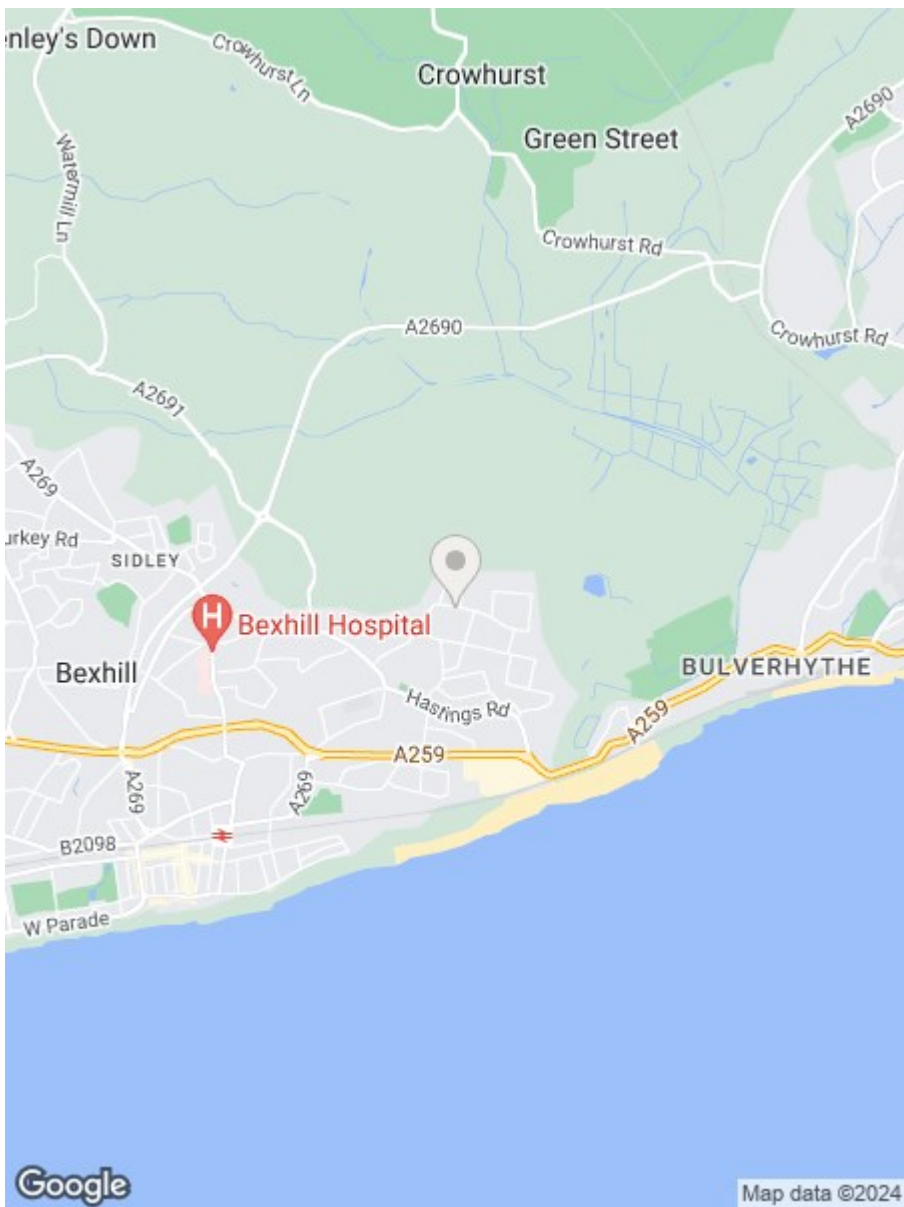
GROUND FLOOR  
1092 sq.ft. (101.4 sq.m.) approx.



GARAGE  
295 sq.ft. (27.4 sq.m.) approx.

TOTAL FLOOR AREA: 1386 sq.ft. (128.8 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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