

**RUSH  
WITT &  
WILSON**



**61 Pebsham Lane, Bexhill-On-Sea, East Sussex TN40 2RB  
£335,000**

**A beautifully presented four bedroom semi-detached house, situated in this sought after residential location in Bexhill. Offering bright and spacious accommodation throughout, the property comprises, large living dining room, modern kitchen/breakfast room, downstairs bedroom and ground floor cloakroom. To the first floor, the property comprises, three bedrooms and modern family bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking and private front and rear gardens. Viewing comes highly recommended by RWW sole agents. Council Tax Band C.**



### **Entrance Hallway**

Obscured glass panelled entrance door, radiator, stairs leading to the first floor, large storage cloaks cupboard with hanging space and shelving.

### **Downstairs Cloakroom**

Modern suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, tiled splashback.

### **Living/Dining Room**

19'8" x 12'6" (6.00 x 3.82)

Double glazed windows overlook the rear elevation with glass panelled door giving access onto the rear garden, radiator, serving hatch through to kitchen, feature fireplace, radiator.

### **Kitchen/Breakfast Room**

12'5" x 8'2" (3.81 x 2.51)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, space for freestanding cooker, extractor fan, integrated dishwasher, integrated under counter fridge and freezer, breakfast bar, radiator, double glazed windows to the front elevation, obscured glass panelled door giving access onto the side, tiled splashbacks, tiled flooring.

### **Bedroom Three**

16'2" x 6'11" (4.93 x 2.11)

Double glazed windows to the front elevation, radiator, built in storage cupboard with shelving.

### **First Floor Landing**

Access to loft space via loft hatch, airing cupboard housing the gas central heating boiler and slatted shelving.

### **Bedroom One**

12'1" x 10'2" (3.70 x 3.10)

Windows to the rear elevation, radiator.

### **Bedroom Two**

12'2" x 9'4" (3.72 x 2.85)

Window to the rear elevation, radiator.

### **Bedroom Four**

10'4" x 9'7" (3.17 x 2.94)

Window to the front elevation, radiator.

### **Bathroom Suite**

Modern suite comprising wc with low level flush, panelled bath with chrome controls additional chrome wall mounted shower attachment and chrome showerhead, vanity unit with wash hand basin and mixer tap, chrome heated towel rail, obscured glass panelled window to the front elevation.

### **Outside**

#### **Front Garden**

Driveway providing off road parking, area of lawn and patio.

#### **Rear Garden**

Comes mainly laid to lawn with small trees of various kinds, enclosed to all sides, timber framed garden shed, side access is available.

### **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  
551 sq.ft. (51.1 sq.m.) approx.

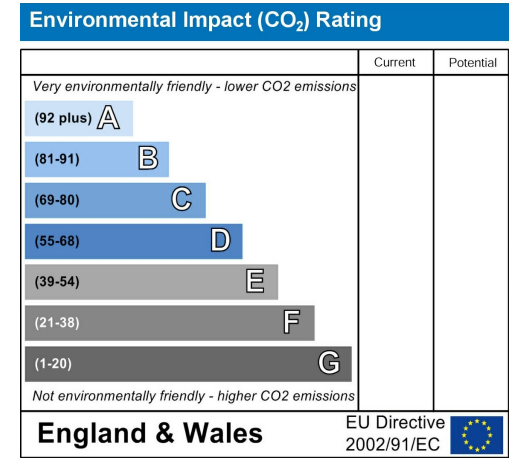
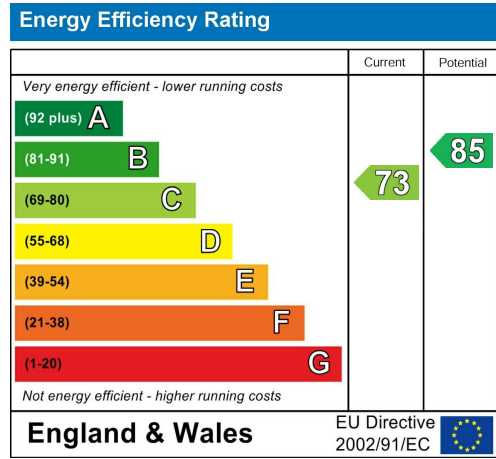
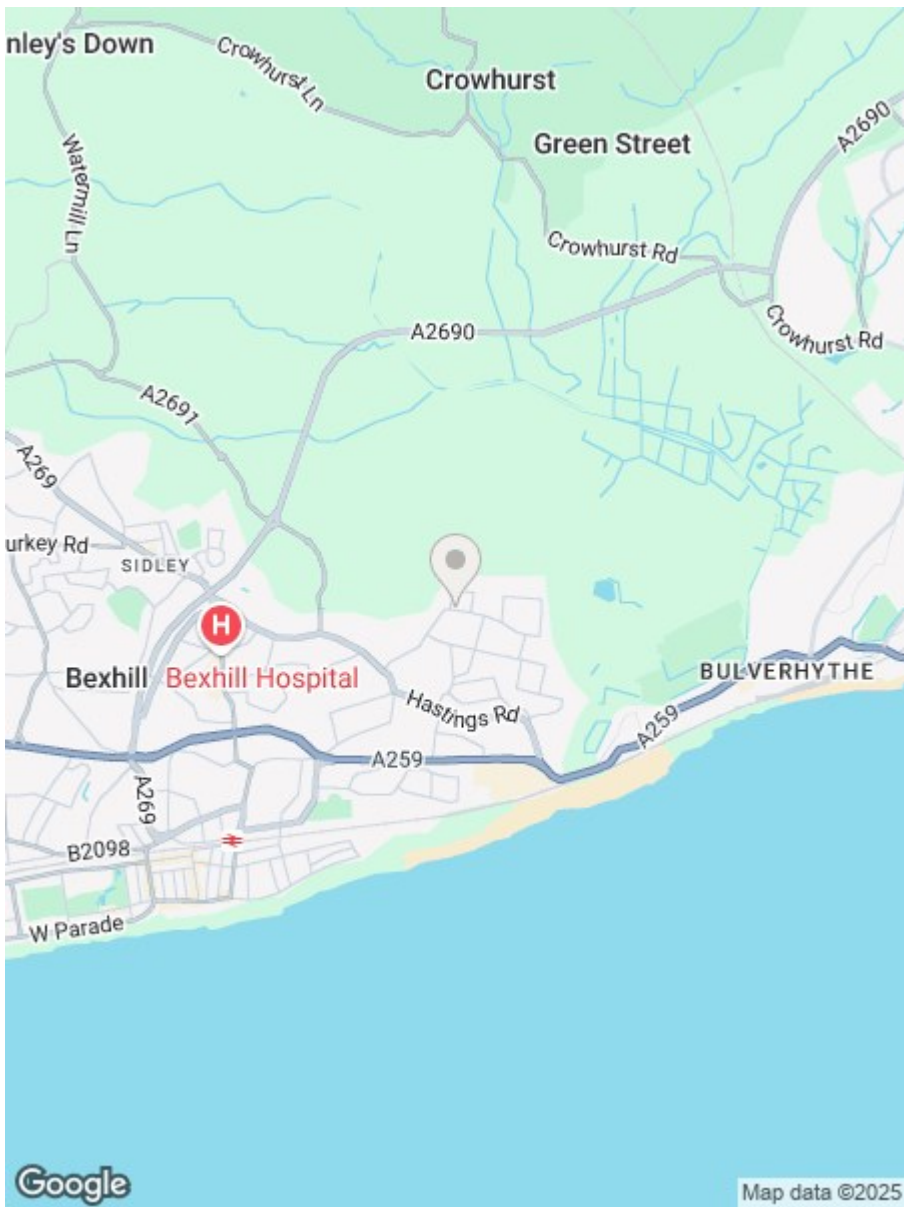


1ST FLOOR  
467 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 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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