

RUSH
WITT &
WILSON



**2 Pebsham Drive, Bexhill-On-Sea, East Sussex TN40 2RU
£389,000 Freehold**

A stunning three bedroom detached bungalow, situated in this sought after residential location of Bexhill, within one mile of Glyne Gap Retail Park and Glyne Gap beach. Offering bright and spacious accommodation throughout, the property comprises three bedrooms, dual aspect living room, brand new kitchen/breakfast room and a brand new bathroom suite. Other benefits include a newly installed gas central heating system, double glazed windows and doors throughout, all new appliances and owned solar panels. Externally the property boasts low maintenance and excellently landscaped front and rear gardens. Viewing comes highly recommended by Rush, Witt & Wilson Bexhill.



Entrance Hallway

Entrance door, radiator, access to loft space via pull down ladder, obscure double glazed panelled door giving access onto the rear garden, doors off to the following:

Living Room

16'4 x 11'6 (4.98m x 3.51m)

Dual aspect via double glazed windows to the front and side elevations, radiator, recessed ceiling spotlights.

Kitchen/Breakfast Room

12'5 x 9'10 (3.78m x 3.00m)

Double glazed window to the front elevation, a modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with side drainer and mixer tap, integrated appliances including fridge/freezer, washing machine and dishwasher, space for freestanding cooker with fitted extractor canopy above, breakfast bar, tiled splashbacks, radiator.

Bedroom One

15'7 x 11'4 (4.75m x 3.45m)

Double glazed bay window to the rear elevation overlooking the garden, double radiator.

Bedroom Two

9' x 8'9 (2.74m x 2.67m)

Double glazed window to the side elevation, radiator.

Bedroom Three

9'6 x 6'6 (2.90m x 1.98m)

Double glazed window to the rear elevation, radiator.

Bath/Shower Room

A modern suite comprising low level wc, panel enclosed bath with chrome mixer tap, vanity unit with wash hand basin and mixer tap, walk in shower cubicle with chrome wall mounted shower controls, shower attachment and shower head, chrome heated towel rail, tiled flooring, part tiled walls, obscure double glazed window to the side elevation.

Outside

Front Garden

Newly laid patio pathway leading to the entrance, area of garden which is mainly laid to lawn with a beached area, patio area and shrubbery to the side.

Rear Garden

Beautifully landscaped with patio area suitable for alfresco dining and entertaining, areas of beach and bark, side access to both sides, rear gated access.

Agents Note

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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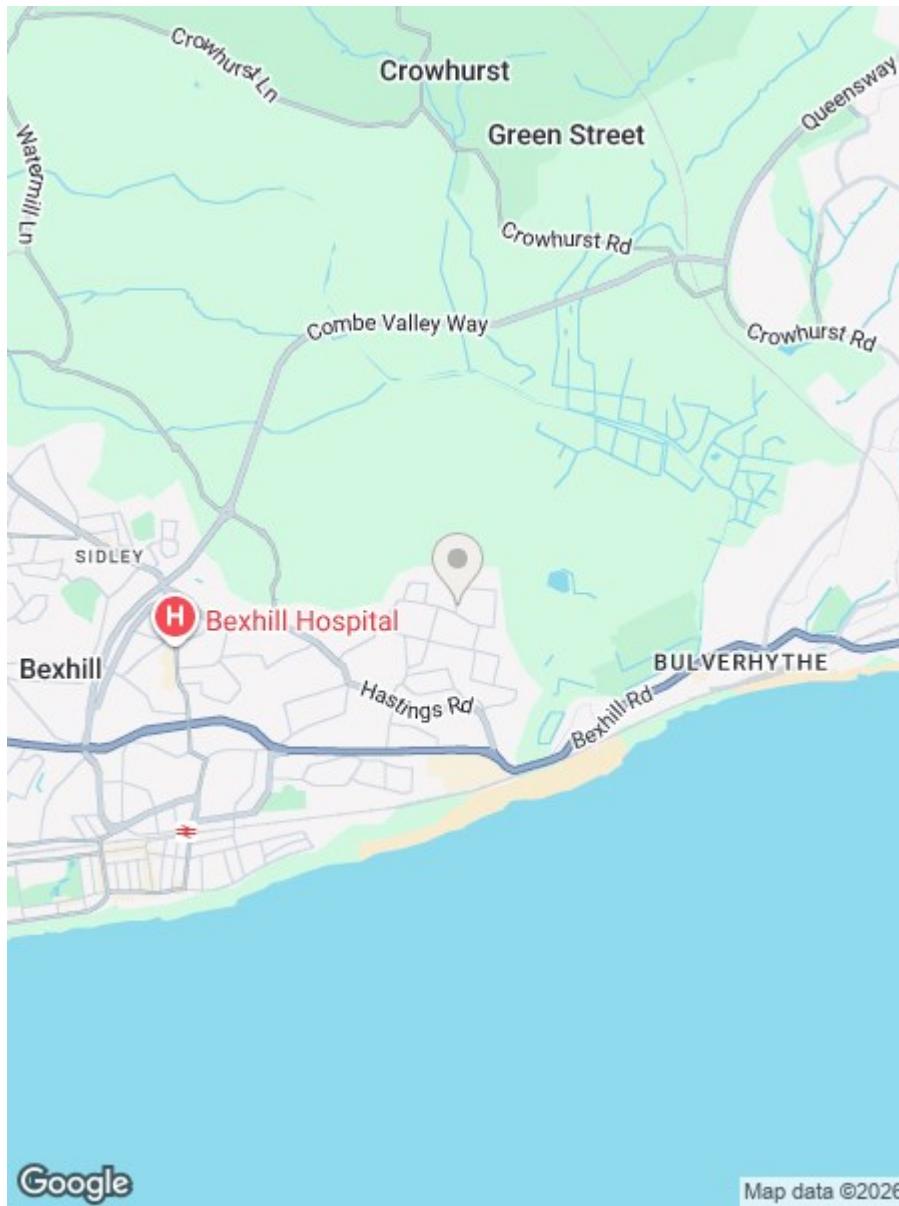
GROUND FLOOR
742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 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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**RUSH
WITT &
WILSON**

Residential Estate Agents
Lettings & Property Management



3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH

Tel: 01424 225588

bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	84	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	