

**RUSH  
WITT &  
WILSON**



**6 Pebsham Drive, Bexhill-On-Sea, East Sussex TN40 2RU  
£401,000**

Rush Witt & Wilson is pleased to present this distinctive split-level detached house, nestled in an attractive residential neighbourhood to the north of Bexhill. Its prime location offers convenient access to local amenities, including a nearby Co-op convenience store and bus services, making daily errands a breeze. Ravenside Retail Park is just under a mile away, offering a variety of shops and access to the picturesque Glyne Gap beach. For those seeking the vibrancy of Bexhill Town Centre, it's only two miles away, boasting a rich selection of shops, restaurants, a mainline railway station, and the beautiful seafront.

Accommodation Details include a welcoming entry space leading into the home. Modern Kitchen: Well-equipped for the culinary enthusiast. Dining room features a charming 8 KW wood-burner, perfect for cozy dinners. Living Room: Includes a contemporary electric fire, providing ambiance and warmth. Two double bedrooms which are Generously sized accommodating comfortable living. Downstairs Cloakroom: Convenient additional bathroom for guests. Modern Fitted Shower Room/WC: Stylish and functional bathroom amenities. Additional Features include: Solar panels for energy efficiency, gas central heating system for year-round comfort, double glazed windows and doors enhancing insulation and security, stylish decor throughout, ensuring a pleasing aesthetic. Exterior highlights include driveway allowing off-road parking for several vehicles, leading to a spacious integral garage, private front & south facing rear garden providing an attractive level garden with side and rear access, enjoying a sunny southerly aspect, perfect for outdoor activities or relaxation. To fully appreciate the unique offerings of this property, a viewing is highly recommended by RWW sole agents. Don't miss out on the opportunity to explore this delightful home!



### **Covered Entrance Porch**

Suitable for log storage.

### **Entrance Hallway**

Entrance door and window with obscured glass to the front elevation, built in cloaks cupboard.

### **Galleried Living Room**

19'5" x 11'10" (5.94 x 3.61)

Dual aspect with windows to both the front and rear elevations, double radiator, galleried landing, fitted electric flame effect fire set in ornamental mantle with oak beam.

### **Dining Room**

16'11" x 10'1" (5.16 x 3.08)

Patio doors overlook the southernly facing rear garden, radiator, large 8 KW wood burning stove, wall cladding.

### **Internal Hallway**

With space for white goods.

### **Cloakroom**

WC With low level flush, double radiator, obscured glass window to the side elevation, wash hand basin, tiled floor.

### **Kitchen**

12'6" x 8'6" (3.82 x 2.60)

Window to the rear elevation overlooking the rear garden, recently installed wall mounted gas central heating and domestic hot water boiler, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer enamelled sink unit with mixer tap, plumbing for washing machine, double radiator, serving hatch through to dining room, tiled effect flooring, space for fridge freezer, integrated double oven with grill, induction hob with extractor canopy and light, glass splashback, door through to the lean too.

### **Lean Too Walk Way**

With doors to the front and rear elevations, windows to the side elevation.

### **Bedroom Two**

11'11" x 11'4" (3.65 x 3.47)

Window to the front elevation, double radiator, built in sliding door wardrobe cupboards.

### **First Floor Landing**

Window to the front elevation, double radiator, storage cupboard over the stairs in to the eaves, built in airing cupboard with pressurized hot water cistern and slatted shelving.

### **Bedroom One**

11'8" x 8'7" (3.58 x 2.63 )

Window to the rear southerly elevation with far reaching views, double radiator, built in sliding door mirror fronted wardrobe cupboard.

### **Bathroom**

Suite comprising pedestal mounted wash hand basin with tiled splashback, wc with low level flush, walk in shower cubicle with sliding doors, chrome hand shower attachment, fixing and controls, double radiator, obscured glass windows to the front elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn with mature shrubbery and hedging offering privacy and seclusion, drive way provides off road parking, outside lighting.

#### **Rear Garden**

A particular feature to the property with southerly aspect, patio area for alfresco dining, well stocked raised flowerbeds, shrubbery, plants and flowers of various kinds, all enclosed with fencing to all sides offering privacy and seclusion, log stores, timber framed summerhouse, additional potting shed, allotment area, low maintenance shingled areas, beautifully designed circular patio area.

#### **Garage**

Tilt and turn sliding doors to the rear, electrically operated up and over door, various work benches, 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.



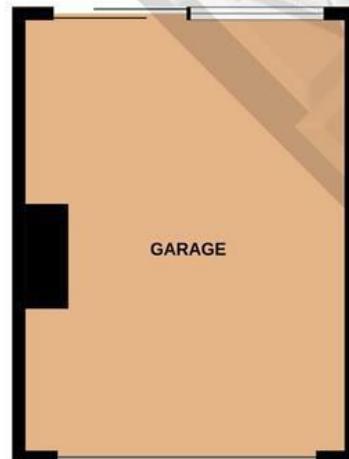
GROUND FLOOR  
752 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



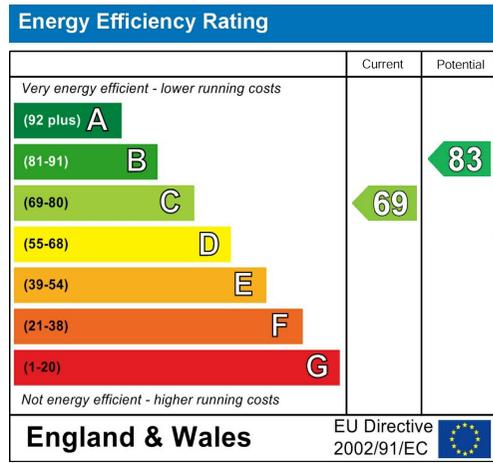
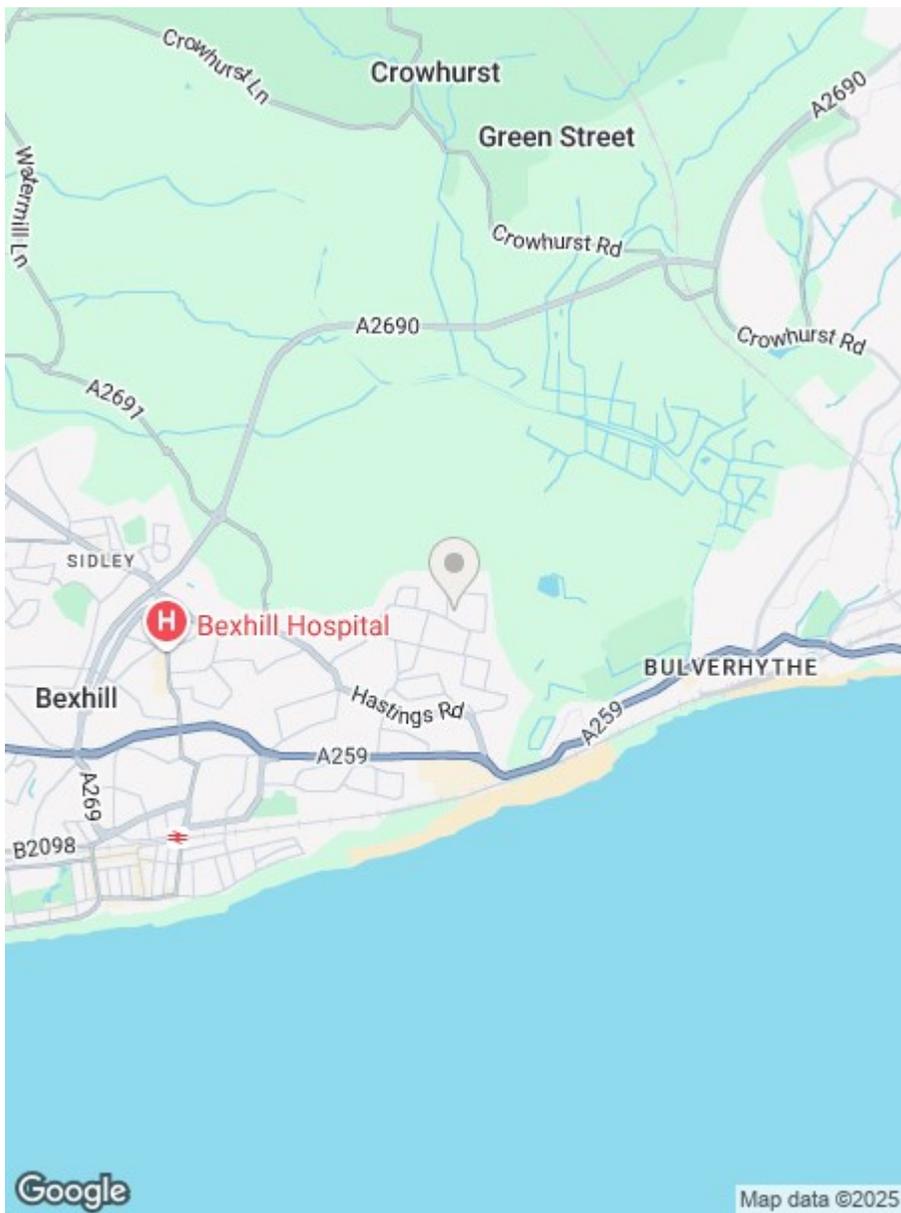
GARAGE  
280 sq.ft. (26.1 sq.m.) approx.



TOTAL FLOOR AREA : 1589 sq.ft. (147.7 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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**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**