

**RUSH
WITT &
WILSON**



**26 Peartree Lane, Bexhill-On-Sea, East Sussex TN39 4PG
£465,000**

A spacious detached three bedroom house, gas central heating system, double glazed windows and doors, three reception rooms, three bedrooms, kitchen/ breakfast room, detached garage, open fireplace in main living room, downstairs cloakroom, extensive off road parking, conveniently situated close to Little Common Village with its excellent range of shopping facilities and services, Broad Oak Park with beautiful woodlands and playing fields. Viewing comes highly recommended by RWW Sole Agents.



Entrance Porch

With entrance door, windows to the front and side elevations.

Entrance Hallway

Single radiator, window to the side elevation, built in cloaks cupboards.

Living Room

14'2 x 13'9 (4.32m x 4.19m)

Windows to both the front and rear elevations, double radiator, open fireplace.

Reading Room

9'8 x 8'8 (2.95m x 2.64m)

Windows to both the side and rear elevations, single radiator.

Dining Room

11'5 x 9'11 (3.48m x 3.02m)

Window to the front elevation, single radiator.

Kitchen/Breakfast Room

19'9 x 11'7 (6.02m x 3.53m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, twin bowl single drainer composite sink unit with mixer tap, space for cooker, plumbing for washing machine, tiled splashbacks, space for fridge or freezer, tiled floor, wood panelling, windows to the rear and side elevations.

Rear Lobby

With door to side, built in boiler cupboard housing the gas central heating and domestic hot water boiler.

Cloakroom

WC with low level flush, obscured glass window to the side elevation, tiled floor.

First Floor Landing

Window to the side elevation, built in airing cupboard, access to roof space.

Bedroom One

14'3 x 13'9 (4.34m x 4.19m)

Windows to front and rear elevations, single radiator, built in wardrobe cupboard.

Bedroom Two

11'3 x 11'7 (3.43m x 3.53m)

Window to the front elevation, single radiator.

Bedroom Three

7'5 x 8'6 (2.26m x 2.59m)

Window to the rear elevation, single radiator.

Cloakroom

WC with low level flush, tiled floor, obscured glass window to the side elevation.

Bathroom

Suite comprising panelled bath, wall mounted electric shower unit, controls and showerhead, chrome heated towel rail, tiled floor and walls, obscured glass window to the rear elevation.

Outside**Front Garden**

Mainly laid to lawn, with beautiful well stocked shrub and flowerbeds, ornamental fishpond.

Rear Garden

Extensive in size, mainly patioed for low maintenance, allotment beds, greenhouse, timber framed shed, off road parking is available to the rear on hardstanding, retaining walls to all sides, outside water tap.

Detached Garage

16' 1" x 8' 10" (4.88m 0.30m x 2.44m 3.05m)

Window to the side elevation, personal door to rear.

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
715 sq.ft. (66.4 sq.m.) approx.



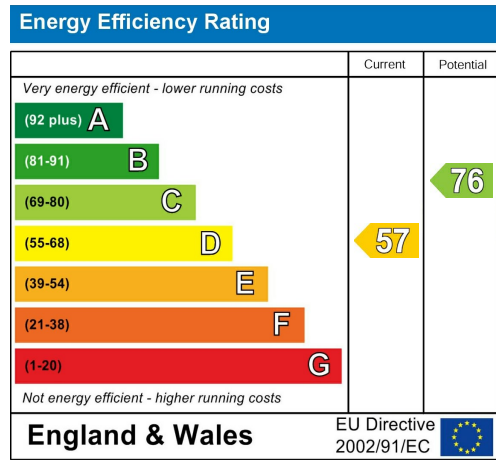
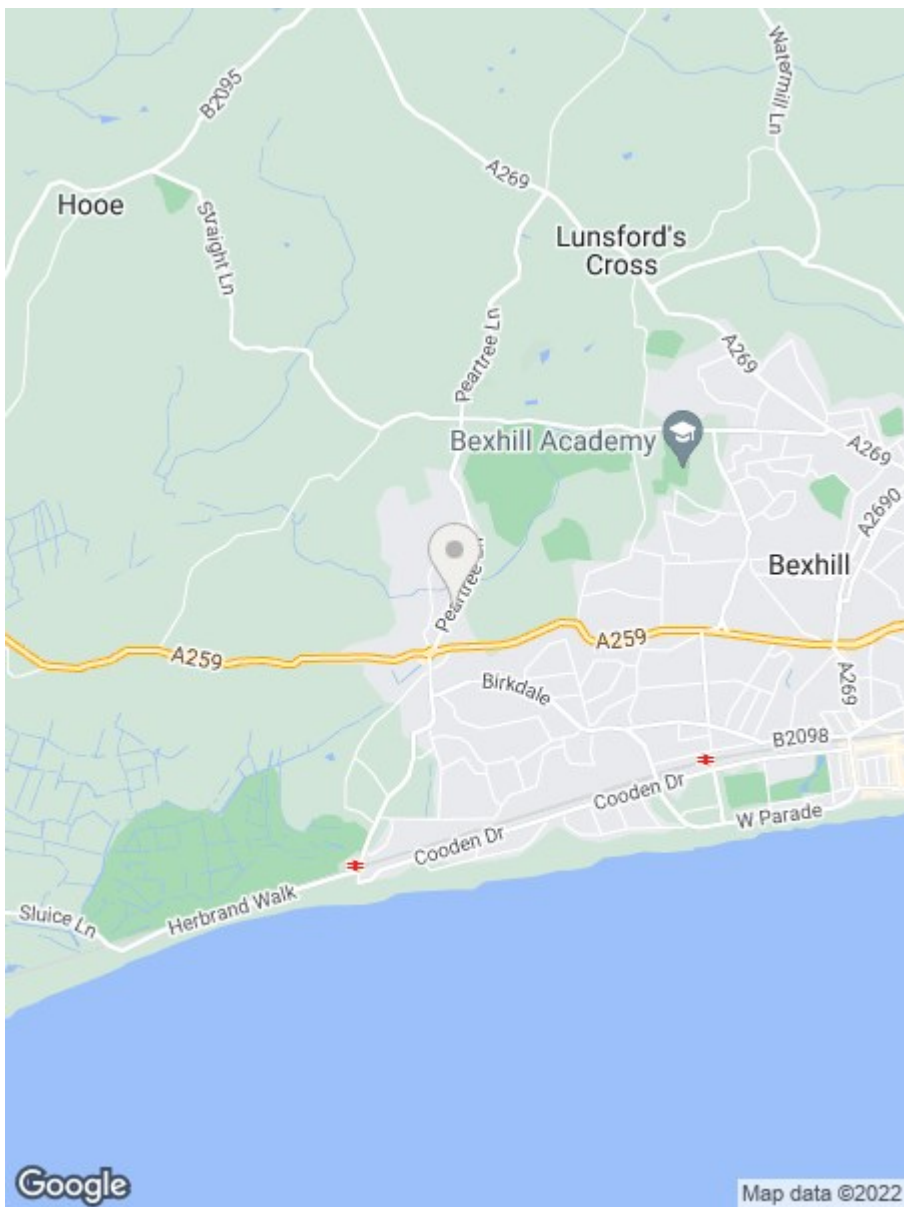
1ST FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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