

**RUSH  
WITT &  
WILSON**



**2 Pebsham Drive, Bexhill-On-Sea, East Sussex TN40 2RU  
£265,000**

**\* In Need Of Refurbishment \* Three bedroom detached bungalow, gas central heating system, double glazed windows and doors, upvc conservatory, private front & rear gardens, off road parking, viewing recommended by RWW sole agents. Council Tax Band D.**



**Private Entrance Hallway**

Entrance door, double radiator, access to roof space.

**Living Room**

16'3 x 11'5 (4.95m x 3.48m )

Windows to the side elevation, French doors lead on to the conservatory, double radiator, open fireplace.

**Conservatory**

10'7 x 8'1 (3.23m x 2.46m )

Overlooks the front garden with French doors and UPVC double glazed construction.

**Kitchen**

11'10 x 9' (3.61m x 2.74m )

Window to front elevation, double radiator. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and a half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for fridge and freezer, gas hob with extractor canopy and light, integrated oven.

**Bedroom One**

15'3 x 11'6 (4.65m x 3.51m )

Double radiator, bay window to the rear elevation.

**Bedroom Two**

9'11 x 8'9 (3.02m x 2.67m )

Window to side elevation, double radiator.

**Bedroom Three**

9'6 x 6'7 (2.90m x 2.01m )

Window to rear elevation, double radiator.

**Bathroom**

Suite comprising panelled bath and shower attachment, w.c. with low level flush, pedestal wash hand basin, walk-in shower cubicle, tiled walls, obscure glass window to the side elevation.

**Outside****Front Garden**

Mainly laid to lawn and extensive in size with off road parking to the front.

**Rear Garden**

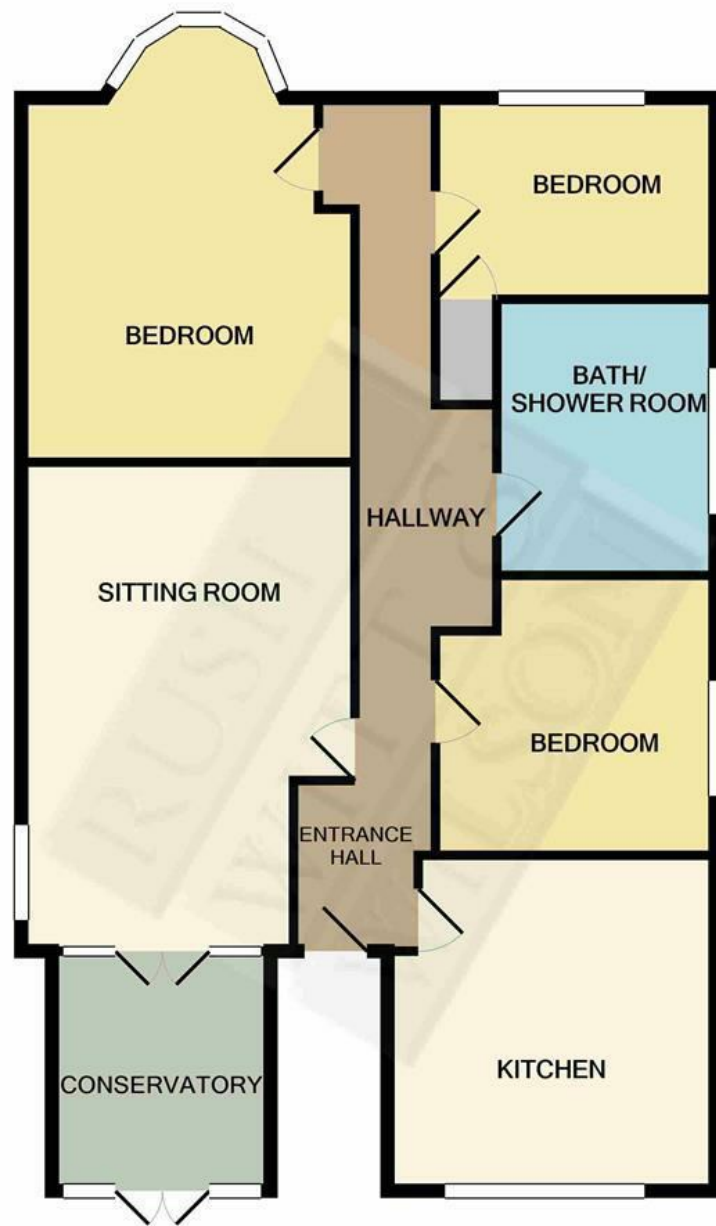
Courtyard style being mainly concreted hardstanding, large

timber framed shed, rear access is available, steps up to the back door, some raised flower beds and enclosed with combination of fencing and a retaining wall to the other side with double opening gates to the 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

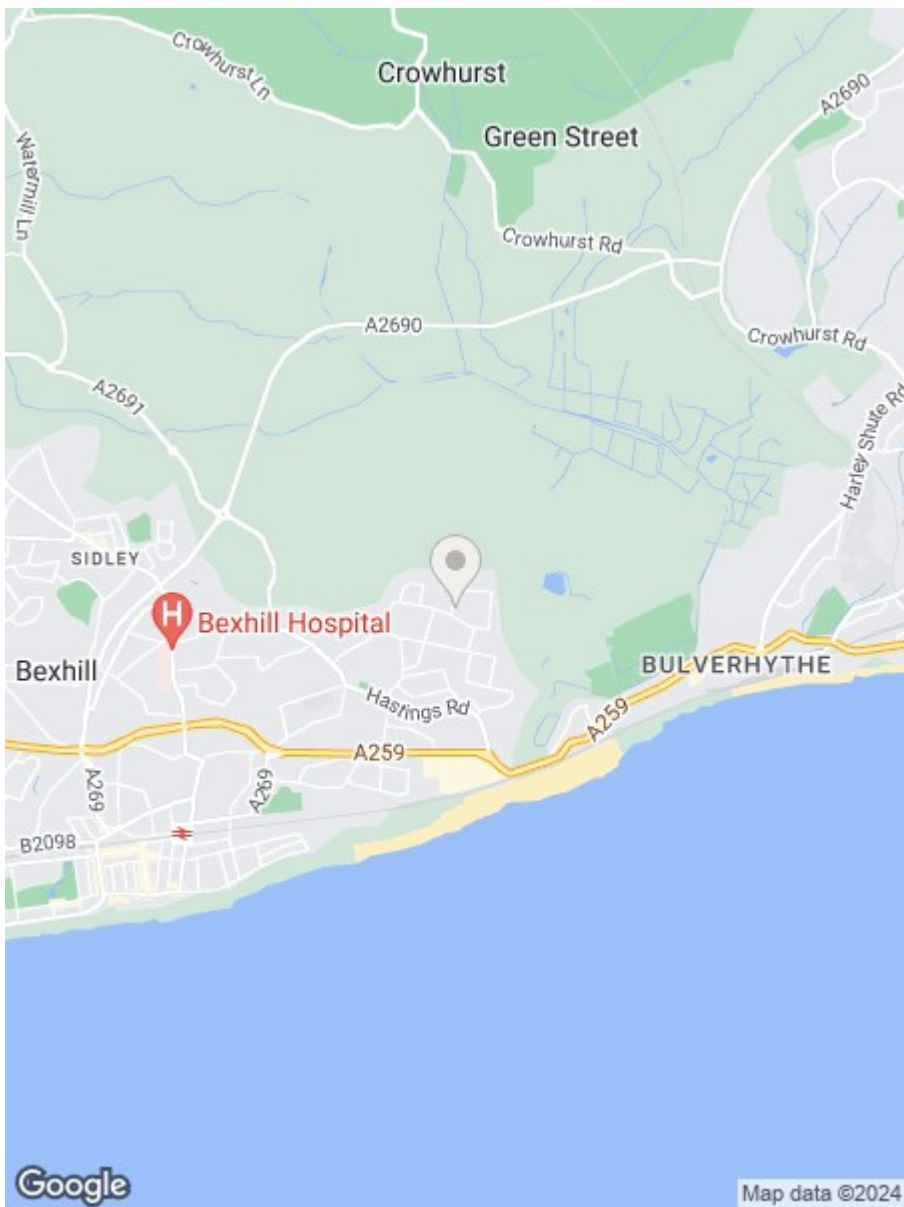




TOTAL APPROX. FLOOR AREA 859 SQ.FT. (79.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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