

**RUSH  
WITT &  
WILSON**



**53 Peartree Lane, Bexhill-On-Sea, East Sussex TN39 4RQ  
£550,000**

Rush, Witt and Wilson are delighted to welcome to the market this stunning three bedroom detached chalet bungalow, ideally located just a short walk from Little Common Village. Offering bright and spacious accommodation throughout, the property comprises a large kitchen/breakfast room, L-shaped lounge/diner with bi-folding doors leading to the south facing garden, two double bedrooms and family bathroom all to the ground floor. Whilst to the first floor, there is the master bedroom with dressing area and en-suite shower room and large eaves storage/laundry room. Other internals benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property offers a beautifully maintained south facing rear garden, front garden, driveway providing off road parking and a detached single garage. Ideally located in this popular residential part of west Bexhill, within easy walking distance of Little Common Rec, Little Common Village and amenities, Primary schools and main route bus stops. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning bungalow in this highly desired location.



### **Kitchen**

18'9" x 9'11" (5.74 x 3.03)

Solid timber front door with obscured stain glass panels leading to the kitchen/breakfast room, two double glazed sash windows to the front elevation with bespoke plantation shutters, double glazed window to the rear elevation, radiator, fitted kitchen with a range of matching wall and base level units with solid wood worktop surfaces, integrated electric double oven and grill, worktop mounted gas hob with fitted extractor hood above, double butler sink with mixer tap, plumbing space for washing machine, plumbing space for slimline dishwasher, space for freestanding fridge/freezer, fitted shelving, part tiled walls, recessed ceiling spotlights, large storage cupboard/pantry providing ample storage space and also housing the electric meter, electric consumer unit, gas meter and fitted shelving.

### **Lounge/Diner**

18'8" x 17'1" (5.71 x 5.23)

Double glazed sash windows to the front elevation with bespoke fitted plantation shutters, double glazed window to the rear elevation, large set of double glazed bi-folding doors giving access onto the south facing rear garden, two radiators, feature fireplace with open fire, wall mounted up-lighters.

### **Inner Hallway**

Double glazed sash window to the front elevation with bespoke fitted plantation shutters, double glazed Velux window to the front elevation, radiator, stairs leading to the first floor, under-stairs storage cupboard.

### **Bedroom Two**

10'3" x 8'11" (3.13 x 2.73)

Double glazed window to the rear elevation, radiator.

### **Bedroom Three**

10'5" x 10'4" (3.18 x 3.17)

Double aspect, double glazed windows to the front and side elevations with bespoke fitted plantation shutters.

### **Family Bathroom**

Obscured double glazed window to the rear elevation, white heated towel rail, white bathroom suite comprising low level wc, panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin, part tiled walls, recessed ceiling spotlights, extractor fan.

### **First Floor Landing**

Door with access in to the large eaves storage ( with light and power, providing ample storage space).

### **Eaves Storage Room/Laundry Room**

Providing ample storage space, gas central heating boiler.

### **Bedroom One**

21'1" x 10'7" (6.43 x 3.25)

Obscured double glazed window to the rear elevation, double glazed Velux window with fitted blind to the front elevation, two radiator, door with access to en-suite.

### **En-Suite Shower Room**

Obscured double glazed window to the rear elevation, white heated towel rail, low level wc, walk in corner shower cubicle with wall mounted shower controls and shower attachment, vanity unit with wash hand basin with drawers and storage space beneath, tiled walls, recessed ceiling spotlights, extractor fan.

### **Outside**

#### **Rear Garden**

Stunning rear facing rear garden, with blocked paved sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plants and shrubs, gated access to the front of the property, pathway continues around to the rear of the property with gated access leading to the garage and driveway, two timber garden sheds, outside lighting.

#### **Front Garden**

Gated access form both the front of the property and gated access from the driveway leading to the front garden, the front garden is mainly laid to lawn with mature plants, shrubs and hedging, blocked paved pathway leading from the driveway to the front door with a stunning feature oak framed open porch, driveway providing off road parking leading to the detached single garage.

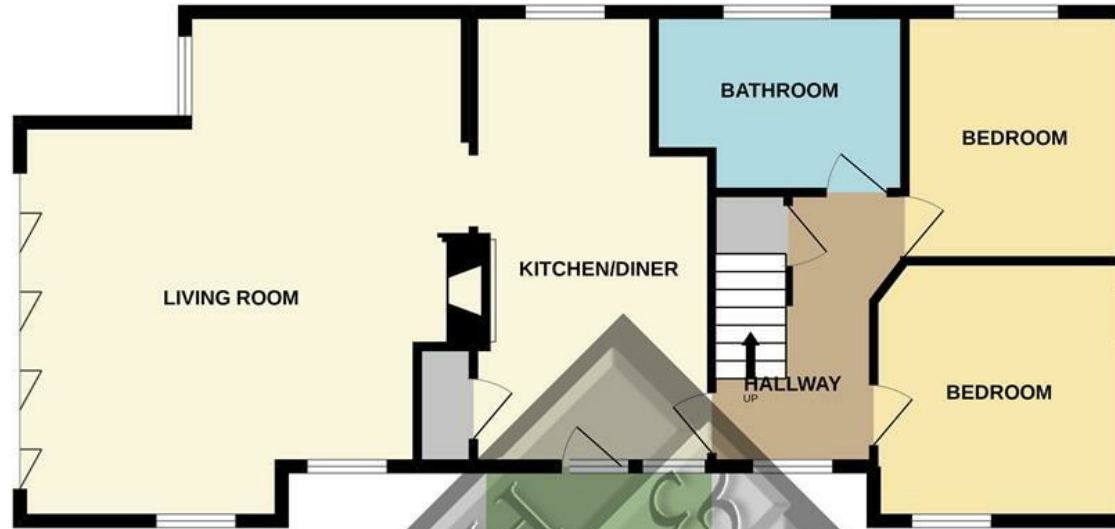
#### **Single Garage**

With electrically operated up and over door, light and power.

#### **Agent 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.





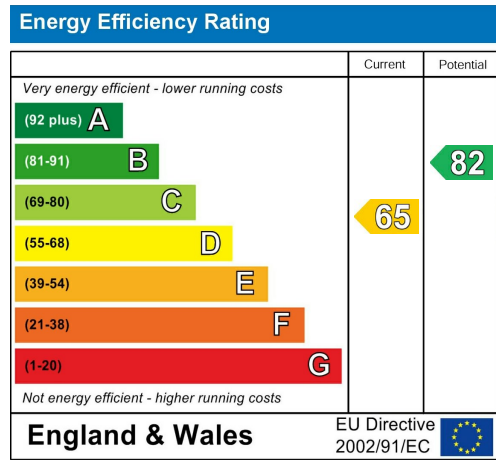
GROUND FLOOR  
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.5 sq.m.) approx.

TOTAL FLOOR AREA : 1452 sq.ft. (134.9 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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