

**RUSH
WITT &
WILSON**



16a Pebsham Drive, Bexhill-On-Sea, East Sussex TN40 2RU
Guide Price £499,000

*** VIEWINGS NOW AVAILABLE * One Of Two Brand New Detached Luxury Three Bedroom Bungalows Available * We are excited to offer to the market two new build detached bungalows which are now nearing completion. 10 year Stroma builders certificate! These bungalow have been built to a very impressive specification with three bedrooms, master bedroom with en-suite, additional main bathroom, south facing conservatory, beautiful kitchen/ breakfast room approx. 21' with NEF appliances and quartz worktops, grey brick paved driveway, private south facing level rear garden, underfloor central heating system, double glazed windows and doors, estimated completion date November 2021. Viewing comes highly recommended by RWW sole agents.**



Covered Entrance Porch

Entrance Hall

Access to roof, large built in double doored cloaks cupboard.

Living Room

16'2 x 15'6 (4.93m x 4.72m)

Fireplace, bi-fold doors open in to the conservatory.

Conservatory

14'2 x 12'8 (4.32m x 3.86m)

Overlooking the rear southerly elevation, UPVC double glazed with glass roof, French doors to the side elevation.

Kitchen/ Breakfast Room

20'9 x 12'5 (6.32m x 3.78m)

Stunning brand new kitchen with tiled wood effect flooring, windows to both the rear and side elevations, door leading out to the side passage, Neff induction hob with extractor canopy and light, Neff double oven with grill, built in fridge and freezer, built in Bosch dishwasher, integrated Integrated washing machine, sink unit with mixer tap, space for table and chairs.

Bedroom One

19'5 x 11'9 (5.92m x 3.58m)

Box window to the front elevation.

En-Suite

Comprising double width walk in shower with fixed chrome showerhead, hand shower attachment and controls, wc with concealed cistern, wall mounted wash hand basin with vanity unit, obscured glass window to the side elevation, ceramic floor and wall tiling.

Bedroom Two

12'5 x 10'6 (3.78m x 3.20m)

Window to the front elevation.

Bedroom Three

11'9 x 10'7 (3.58m x 3.23m)

Window to the side elevation.

Bathroom

WC with concealed cistern, wall mounted wash hand basin with vanity drawers, panelled bath, obscured glass window to the side elevation, electric shaver point and built in linen cupboard.

Outside

Front Garden

Mainly laid to lawn, all enclosed with with fencing to both sides, bricked caved off road parking available for several vehicles.

Rear Garden

Southerly facing, mainly laid to lawn, private and secluded with fencing to all sides, patio area for alfresco dining.

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 1334 SQ.FT. (124.0 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
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