

**RUSH
WITT &
WILSON**



**80 Pebsham Lane, Bexhill-On-Sea, East Sussex TN40 2HB
£450,000**

A very special two bedroom detached bungalow with extensive gardens approx. 0.35 acres in total, tucked peacefully away down a long private driveway, two reception rooms, kitchen/breakfast room, two double bedrooms, dressing room, en-suite bathroom to bedroom one, double glazed windows and doors, gas central heating system with modern gas boiler, extension potential, VACANT POSSESSION, spacious oversized garage, off road parking via in-out driveway, excellent extension and improvement potential subject to planning etc, viewing comes highly recommended by RWW sole agents. Council Tax Band D.



Entrance Hallway

With entrance door, obscured glass windows overlook the front elevation, single radiator.

Living Room

15'1" x 14'9" (4.61 x 4.51)

Single radiator, bay window overlooks the front westerly elevation.

Dining Room

15'3" x 9'1" (4.65 x 2.79)

Window overlooks the side elevation, single radiator, wall mounted gas central heating and domestic hot water boiler, access to roof space (expansive in size with potential for loft conversion), built in storage cupboard, fitted bookcase.

Kitchen/Breakfast Room

27'9" x 12'7" (8.47 x 3.86)

Windows to the rear and side elevations, fitted kitchen comprising a range of matching wall and base level units with laminate worktops, twin stainless steel sink unit with mixer tap, plumbing for washing machine, electric hob, integrated double oven and grill, door to the side elevation, double radiator, larder style cupboard.

Cloakroom

WC with low level flush, obscured glass window to the rear elevation.

Bedroom One

12'9" x 11'5" (3.91 x 3.49)

Window to the front elevation, single radiator, fitted wardrobe cupboards, wall mounted night storage heater, fitted dressing table with drawers and matching bedside tables.

Dressing Room

8'5" x 5'8" (2.57 x 1.73)

Window to the side elevation, fitted wardrobe cupboards, sliding mirrored doors.

En-Suite

Comprising panelled bath, wall mounted electric shower unit, controls and showerhead, bidet, wc with low level flush, single radiator, wall mounted wash hand basin with vanity unit beneath, window to the front elevation.

Bedroom Two

11'6" x 9'0" (3.52 x 2.75)

Window to the side elevation, single radiator.

Bathroom

Suite comprising panelled bath with wall mounted electric shower unit, controls and showerhead, wc with low level flush, inset wash hand basin with vanity unit beneath, single radiator, obscured glass window to the rear elevation.

Outside

Front Garden

Mainly laid to lawn with beautiful mature shrubbery, plants and trees of various kinds offering privacy and seclusion, in/out driveway situated down a private tract. Extensive off road parking is available.

Garage

Over-Sized single garage with up and over door, power and light, obscured glass window to the side elevation, personal door to rear with obscured glass window.

Side & Rear Garden

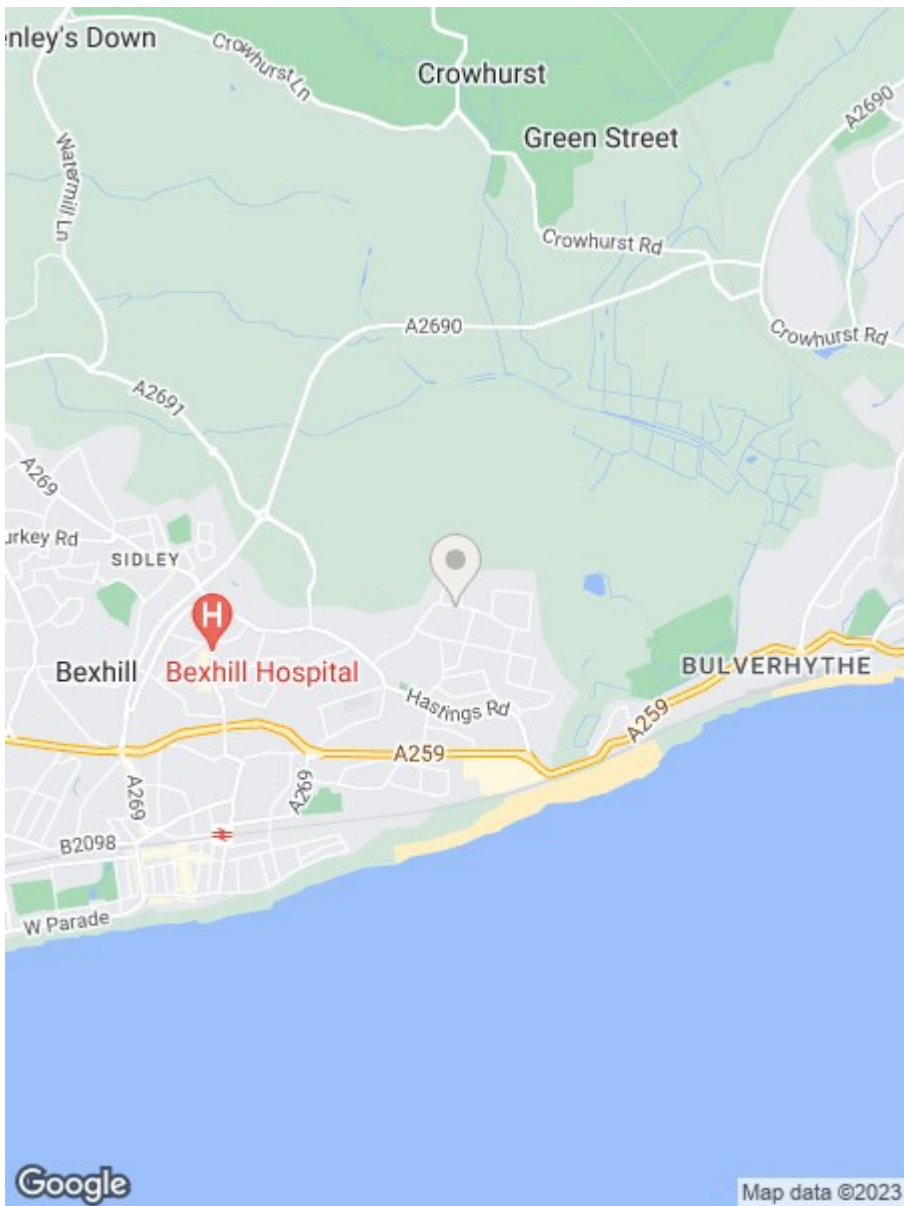
Extensive in size, beautiful mature plants shrubs and trees of various kinds, far reaching views, patio area, raised ornamental fishpond, southerly elevation, timber framed greenhouse, outside water tap, potting area.

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.







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		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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