

**RUSH
WITT &
WILSON**

**RUSH
WITT &
WILSON**
FOR SALE
01424 225588
rushwittwilson.co.uk

120 Pebsham Lane, Bexhill-On-Sea, East Sussex TN40 2RR
£350,000

A beautifully presented three bedroom detached bungalow, kitchen/breakfast room, modern shower room suite, gas central heating system, double glazed windows and doors, private front and rear gardens, garage and off road parking, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents. Council Tax Band D.



Entrance Hallway

With bay window to the side elevation, wood flooring, single radiator, access to roof space, built in airing cupboard.

Living Room

13'4" x 12'10" (4.08 x 3.93)

Bay window to the side elevation, window to the rear, wood flooring, two single radiators, ornate fireplace with living flame gas coal effect fire, ornate surround.

Kitchen/Breakfast Room

12'1" x 11'4" (3.69 x 3.46)

Fitted kitchen comprising a range and base and wall units, one and half bowl enamel sink unit with mixer tap, granite worktops, washing machine, dishwasher, integrated double oven with grill, fridge/freezer, induction hob with extractor canopy and light, tiled splashbacks, concealed lighting, tiled floor, window and door to the side elevation, double radiator.

Bedroom One

13'11" x 10'6" (4.26 x 3.21)

Bay window to the side elevations, two double radiators, wood flooring, fitted wardrobe cupboards with overhead storage compartments.

Bedroom Two

10'10" x 9'10" (3.32 x 3.00)

Window to the front elevation, double radiator, shelving, wood flooring.

Bedroom Three

11'2" x 11'0" (3.42 x 3.37)

Single radiator, wood flooring, patio doors lead out onto the sun terrace with far reaching views.

Bathroom

Modern suite comprising wall mounted wash hand basin with vanity unit with drawers beneath, wc with low level flush, half height wall tiling, mirror, obscured glass window to the side elevation, tiled floor, walk in wetroom shower with electric shower unit, controls and showerhead, glass screen, chrome heated towel rail.

Outside

Front Garden

Beautifully landscaped with a whole host of mature

shrubbery, plants and trees of various kinds, enclosed with a combination of picket fencing and traditional fencing, off road parking is available on gravelled driveway.

Garage

With up and over door, power and light, personal door and window to the rear.

Rear Garden

Mature shrubbery and trees, private and secluded, raised flower boarders, chipped stone pathways, two decked areas for alfresco dining, sun terrace.

Basement Workshop/ Storage

Housing combi boiler and extensive storage space.

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.

Please note that the kitchen, living room, two of the bedrooms and the bathroom have made to measure wooden Venetian blinds.

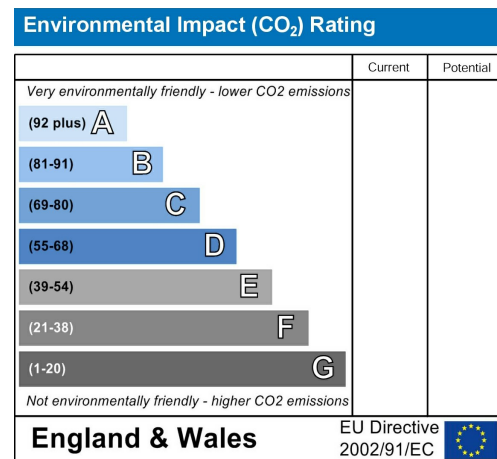
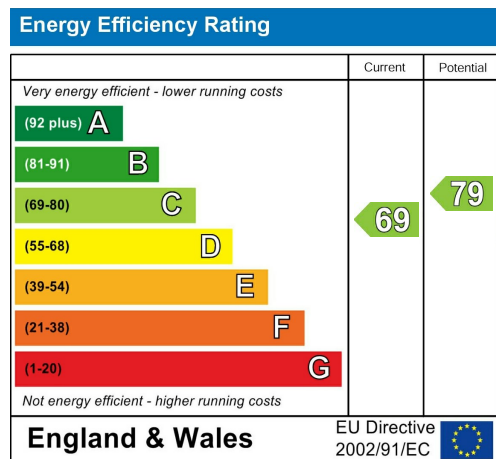
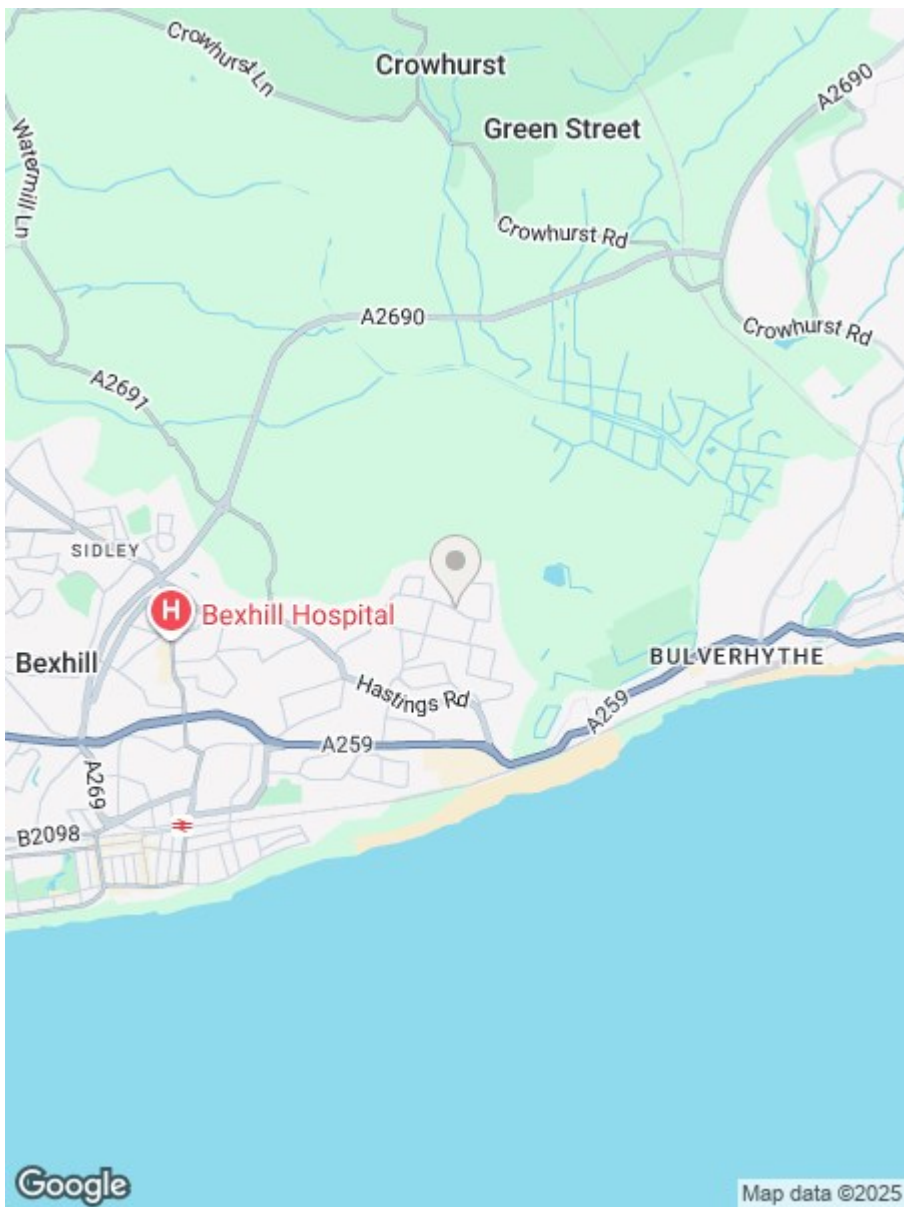


GROUND FLOOR
1031 sq.ft. (95.8 sq.m.) approx.



TOTAL FLOOR AREA : 1031 sq.ft. (95.8 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.
Made with Metropix ©2025



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**