

**RUSH  
WITT &  
WILSON**



**99 Pebsham Lane, Bexhill-On-Sea, East Sussex TN40 2RP**  
**£269,000**

**A beautifully presented two bedroom semi-detached house, gas central heating system, double glazed windows and doors, UPVC conservatory overlooks the rear garden, kitchen/breakfast room, garage, private front and beautiful mature rear garden, viewing comes highly recommended by RWW sole agents.**



**Entrance Porch**

UPVC double glazed with door to front pathway, windows to the front and side elevations.

**Entrance Hall**

With single radiator.

**Living Room**

15'1 x 15'8 (4.60m x 4.78m)

Open fireplace with ornate surround, tiled plinth, double radiator, window overlooks the front elevation, obscure glass window to the side, under stairs storage cupboard, archway leads to kitchen/dining room.

**Kitchen/Dining Room**

15'2 x 7'7 (4.62m x 2.31m)

Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink units with mixer tap, ceramic hob with extractor canopy and light, tiled splashback, integrated double oven with grill, area for table and chairs, single radiator, patio doors to the rear leading to the conservatory.

**Conservatory**

15'8 x 6'7 (4.78m x 2.01m)

Overlooking the rear garden, French doors lead out onto patio area, plumbing for washing machine and dishwasher, space for fridge and freezer.

**First Floor Landing**

Window to the side elevation, access to roof space.

**Bedroom One**

12'2 x 12' (3.71m x 3.66m)

Window to the front elevation, double radiator, built in wardrobe cupboards, overhead storage units with shelving.

**Bedroom Two**

9'1 x 11'5 (2.77m x 3.48m)

Window to the rear elevation, single radiator, built in wardrobe cupboard.

**Bathroom**

Suite comprising panelled bath with wall mounted electric shower unit, controls and showerhead, wc with low level flush, pedestal wash hand basin, tiled splashbacks, obscured glass window to the rear elevation, single radiator, built in linen cupboard.

**Outside**

**Front Garden**

Mainly laid to lawn with beautiful and mature shrubbery and plants of various kinds, picket fencing, off road parking on bricked paved driveway area, additional extensive off road parking to the side of the property leading to the garage which is situated to the rear.

**Garage**

Metal up and over door, access via wrought iron railings to the side of the property.

**Rear Garden**

Beautifully laid out with stunning mature shrubbery, trees and plants of various kinds, ornamental fishpond, narrow meandering pathway leads to a stunning pergola with climbing Wisteria, perfect seating area for entertaining, two timber framed sheds, trellising, enclosed to all sides by fencing, outside water tap.

**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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 467 SQ.FT.  
(43.4 SQ.M.)

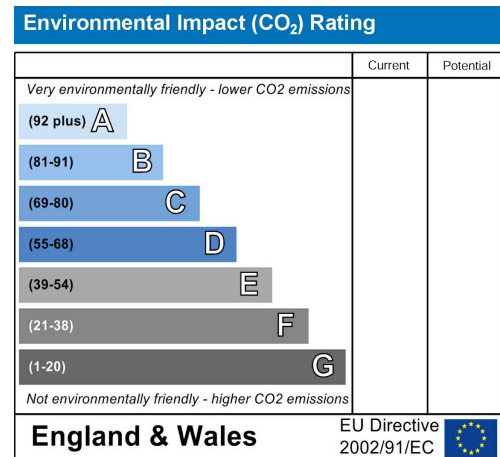
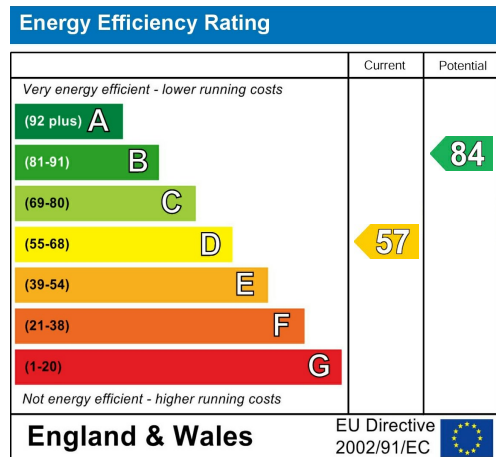


1ST FLOOR  
APPROX. FLOOR  
AREA 348 SQ.FT.  
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 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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