

**RUSH
WITT &
WILSON**



143A Pebsham Lane, Bexhill-On-Sea, East Sussex TN40 2RN
Offers In Excess Of £375,000

*** BRAND NEW EXCLUSIVE GATED DEVELOPMENT-THREE BEDROOM DETACHED VILLA'S * Pebsham Heights is an exciting new development with four brand new three bedroom detached villa's, set back off Pebsham Lane, offering far-reaching views over Bexhill. Each villa will be impeccably appointed and finished, revealing the architectural integrity and ethos behind the development, 'building better, building beautiful', all come with single garages, state-of-the-art insulation, energy, electrics and heating, beautiful kitchen/ bathrooms with en-suite to master bedrooms, secluded tucked away location, private gardens, the first villa is nearing completion! All enquiries to Rush Witt & Wilson Bexhill.**



Entrance Hall

25'9 x 3'6 (7.85m x 1.07m)

Open Plan- Living Room/ Kitchen/ Breakfast Room

23'8 x 18'6 (7.21m x 5.64m)

Bedroom One

13'10 x 11'7 (4.22m x 3.53m)

En Suite**Bedroom Two**

10'3 x 10' (3.12m x 3.05m)

Bedroom Three

10'1 x 10'9 (3.07m x 3.28m)

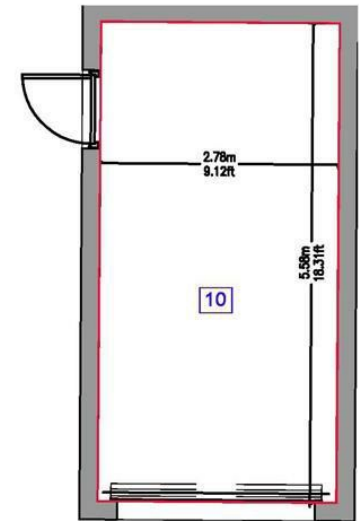
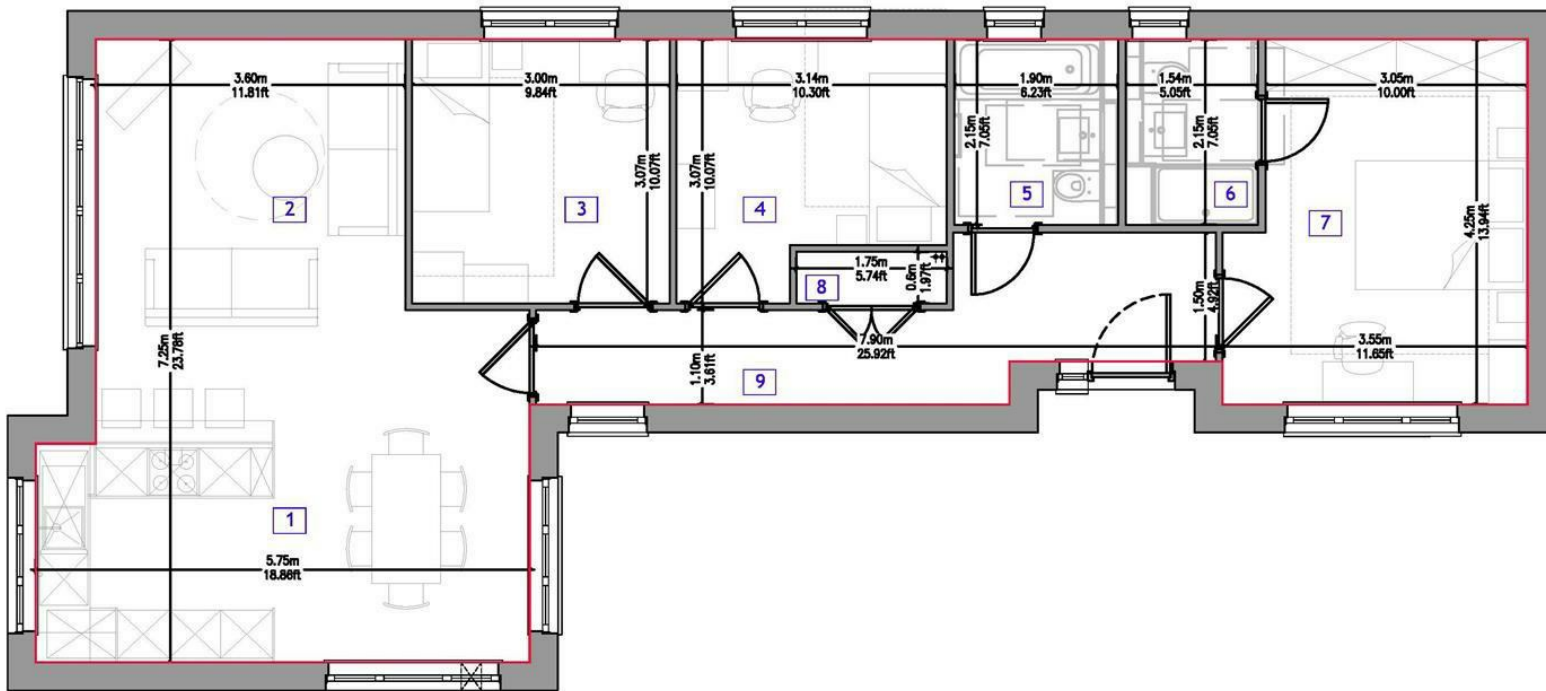
Bathroom**Outside****Front Garden****Rear Garden****Detached Single Garage**

10'3 x 9'2 (3.12m x 2.79m)

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. Photos included contain some CGI images to give an overall impression, but should not be relied upon as 100% accurate.







| 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 | |

**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**