

**RUSH  
WITT &  
WILSON**



**97 Pebsham Lane, Bexhill-On-Sea, East Sussex TN40 2RP  
£239,950**

**\* In need of some modernization \*A semi detached two bedroom house with conservatory to the rear, garage, gas central heating system, double glazed windows and doors, VACANT POSSESSION. Viewing comes highly recommended by Rush, Witt and Wilson Bexhill.**



**Entrance Porch**

With windows to front and side elevations.

**Entrance Hallway**

With single radiator.

**Living Room/Dining Room**

22'9 x 15'1 (6.93m x 4.60m)

Windows to front, side and rear elevation, gas fire set in tiled surround, two single radiators, under stairs storage cupboard.

**Conservatory**

16'3 x 6'6 (4.95m x 1.98m)

Windows to side and rear elevations with door to garden, plumbing for washing machine, space for tumble dryer.

**Kitchen**

7'2 x 8' (2.18m x 2.44m)

Window to rear elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer sink unit with mixer tap, gas cooker point, space for fridge and freezer, built in storage cupboards.

**First Floor Landing**

With access to roof space, window to side elevation.

**Bedroom One**

11'5 x 5'1 (3.48m x 1.55m)

Windows to front elevation, single radiator, fitted wardrobe cupboard.

**Bedroom Two**

11'2 x 8' (3.40m x 2.44m)

Window to rear elevation, single radiator, fitted wardrobe cupboard.

**Bathroom**

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

**Outside****Front Garden**

Mainly laid to lawn with picket fencing and mature shrubbery, off road parking is also available on the driveway that leads to single garage.

**Rear Garden**

Has beautiful patio area for alfresco dining, lawned area, all enclosed with mature shrubbery, plants and trees of various kinds, timber framed shed, additional off road parking is available as the driveway continues to the rear of the property giving access to the single garage, the garden is enclosed with a combination of fencing and established hedging.

**Single Garage**

With metal up and over door, window to side elevation.

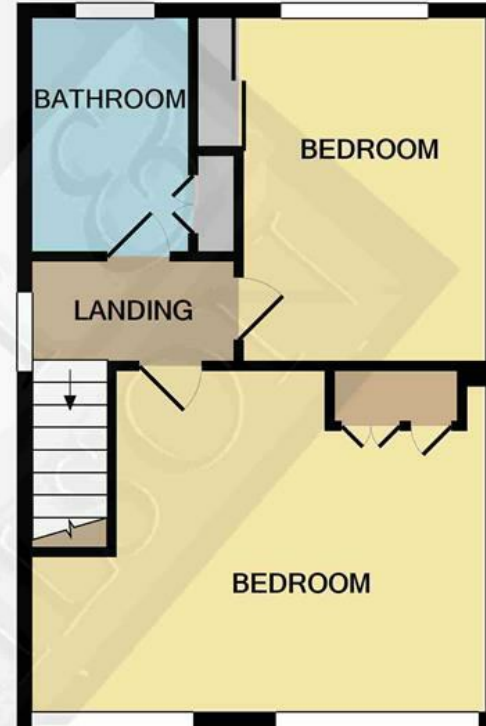
**Agents Note**

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 454 SQ.FT.  
(42.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 334 SQ.FT.  
(31.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 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



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

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