



ESTATE AGENTS

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Offers In Excess Of £425,000

PCM Estate Agents are delighted to offer for sale this BEAUTIFULLY PRESENTED and EXTENDED, THREE DOUBLE BEDROOM SEMI-DETACHED BUNGALOW. Located in a sought-after and quiet road within the Pebsham region of Bexhill.

The property offers spacious accommodation comprising a lounge, 23ft MODERN KITCHEN-DINING-FAMILY ROOM and a SEPARATE UTILITY ROOM in addition to THREE GOOD SIZED DOUBLE BEDROOMS and a bathroom. Externally the property enjoys a FANTASTIC REAR GARDEN which is well-presented throughout and offers ample space for seating and entertaining in addition to TWO OUTBUILDINGS with power. To the front of the property there is a driveway providing AMPLE OFF ROAD PARKING leading to a GARAGE, which has been partially converted into a store room/ aforementioned utility.

Situated within easy reach of Combe Valley Nature Reserve, Ravenside Retail Park and Bexhill town centre.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

PRIVATE FRONT DOOR

Leading to:

ENTRANCE HALLWAY

Spacious with loft hatch, radiator, door to:

KITCHEN-DINER

23'6 x 9'10 (7.16m x 3.00m)

Beautifully presented modern open plan room providing ample space for seating and entertaining, comprising a range of modern units with worksurfaces, four ring electric hob with extractor, radiator, integrated appliances including oven, microwave, fridge, dishwasher and space for wine cooler. Double glazed windows to both rear and side aspects enjoying a pleasant outlook over the garden, part double glazed door leading to the garden. There is also ample space for a dining table and chairs.

LOUNGE

16'5 x 12'9 (5.00m x 3.89m)

Currently used as a bedroom. A spacious dual aspect room with two double glazed windows to side aspect, double glazed French doors to rear aspect overlooking the garden, radiator.

UTILITY ROOM

8'1 x 5'11 (2.46m x 1.80m)

Space and plumbing for washing machine, space for tumble dryer, wall mounted gas fired boiler, hot water storage tank, door leading to garage/ store room.

BEDROOM

14'1 max x 11'11 maxq (4.29m max x 3.63m max)

Double glazed bay window to front aspect with fitted shutter blinds, radiator.

BEDROOM

12'7 max x 11' (3.84m max x 3.35m)

Double glazed bay window to front aspect with fitted shutter blinds.

BEDROOM

11' x 10'4 (3.35m x 3.15m)

Double glazed window to rear aspect, radiator.

BATHROOM

7' x 5'6 (2.13m x 1.68m)

Modern suite comprising a panelled bath with mixer tap and shower above, shower screen, dual flush wc, wash hand basin with storage below and tiled splashback, radiator, extractor fan, double glazed obscured window to rear aspect.

REAR GARDEN

The property enjoys a beautifully presented private and secluded rear garden which enjoys a sunny aspect, large patio area abutting the property providing ample space for seating and entertaining, main area of garden being predominantly laid to lawn with a range of mature shrubs & trees and side access to the front of the property. There are two spacious outbuildings both being insulated with power and one of which is considered ideal for home office/ further living space whilst the other is currently arranged as a bar.

OUTSIDE - FRONT

Generous driveway providing ample off road parking.

GARAGE/ STORE ROOM

8'3 x 8'1 (2.51m x 2.46m)

Window to side aspect.

NOTE

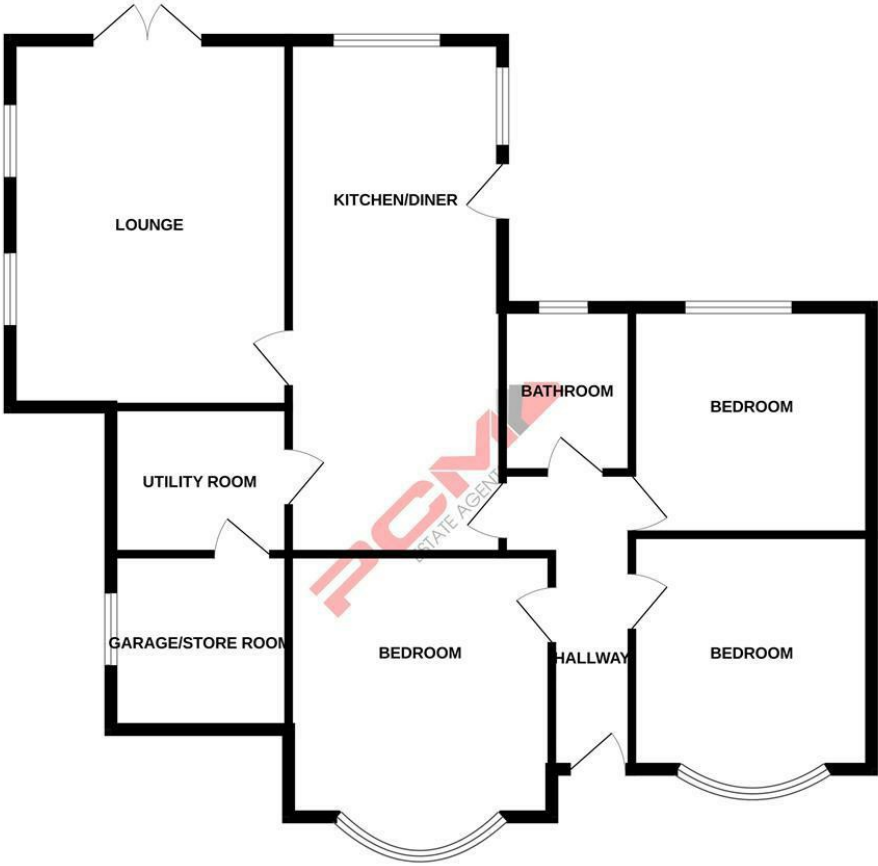
The property previously had planning permission to extend the property and further information can be obtained under planning reference: RR/2019/2413/P



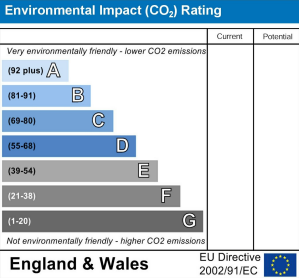
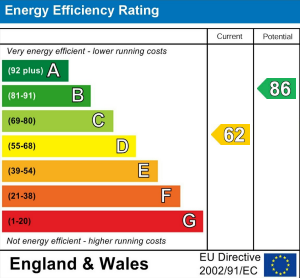




GROUND FLOOR



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.
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