



ESTATE AGENTS

**10, Wannock Close, Bexhill-On-Sea, TN40 2SQ**

Web: [www.pcmestateagents.co.uk](http://www.pcmestateagents.co.uk)  
Tel: 01424 839111

**Offers In Excess Of £280,000**



A spacious THREE BEDROOM MID-TERRACED HOUSE with GARAGE, located in a sought-after and quiet cul-de-sac within the Pebsham area of Bexhill. Offered to the market CHAIN FREE and conveniently located within easy reach of Ravenside Retail Park in addition to local schooling making this an IDEAL FAMILY HOME.

The spacious accommodation comprises an entrance hallway, 16ft living room, 17ft KITCHEN-DINER which leads out to the garden, DOWNSTAIRS WC, first floor landing, THREE BEDROOMS, all of which are a good size, in addition to the main bathroom. Externally the property offers a PRIVATE REAR GARDEN and enjoys a SUNNY ASPECT, considered ideal for seating and entertaining, and a GARAGE located in a block close by.

Located at the end of a quiet cul-de-sac, the property is considered an IDEAL FAMILY HOME, please call PCM Estate Agents now to arrange your viewing and avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage area, built in storage cupboard, radiator.

#### **DOWNSTAIRS WC**

Wash hand basin, double glazed obscured window to front aspect.

#### **LOUNGE**

16'7 max x 11'5 (5.05m max x 3.48m)

Double glazed window to front aspect, radiator, television point.

#### **KITCHEN-DINER**

17'5 x 9'6 max (5.31m x 2.90m max )

Comprising a range of eye and base level units with worksurfaces over, gas hob with extractor above and oven below, inset one & ½ bowl inset sink with mixer tap, space for two appliances, space and plumbing for washing machine, double glazed window to rear aspect, ample space for dining table and chairs, radiator, double glazed French doors to rear aspect.

#### **FIRST FLOOR LANDING**

Loft hatch, built in cupboard.

#### **BEDROOM**

13'3 x 8'9 (4.04m x 2.67m)

Double glazed window to front aspect, radiator.

#### **BEDROOM**

13' x 10'6 max (3.96m x 3.20m max)

Double glazed window to rear aspect, radiator.

#### **BEDROOM**

9' x 8'7 (2.74m x 2.62m)

Double glazed window to front aspect, radiator.

#### **BATHROOM**

6'8 x 5'5 (2.03m x 1.65m)

Panelled bath with shower attachment, wc, wash hand basin, radiator, double glazed obscured window to rear aspect.

#### **REAR GARDEN**

Private and enjoying a sunny aspect, having a large decked area ideal for seating and entertaining, brick built storage room/ outhouse, gate providing rear access.

#### **GARAGE**

Located in a block close by.

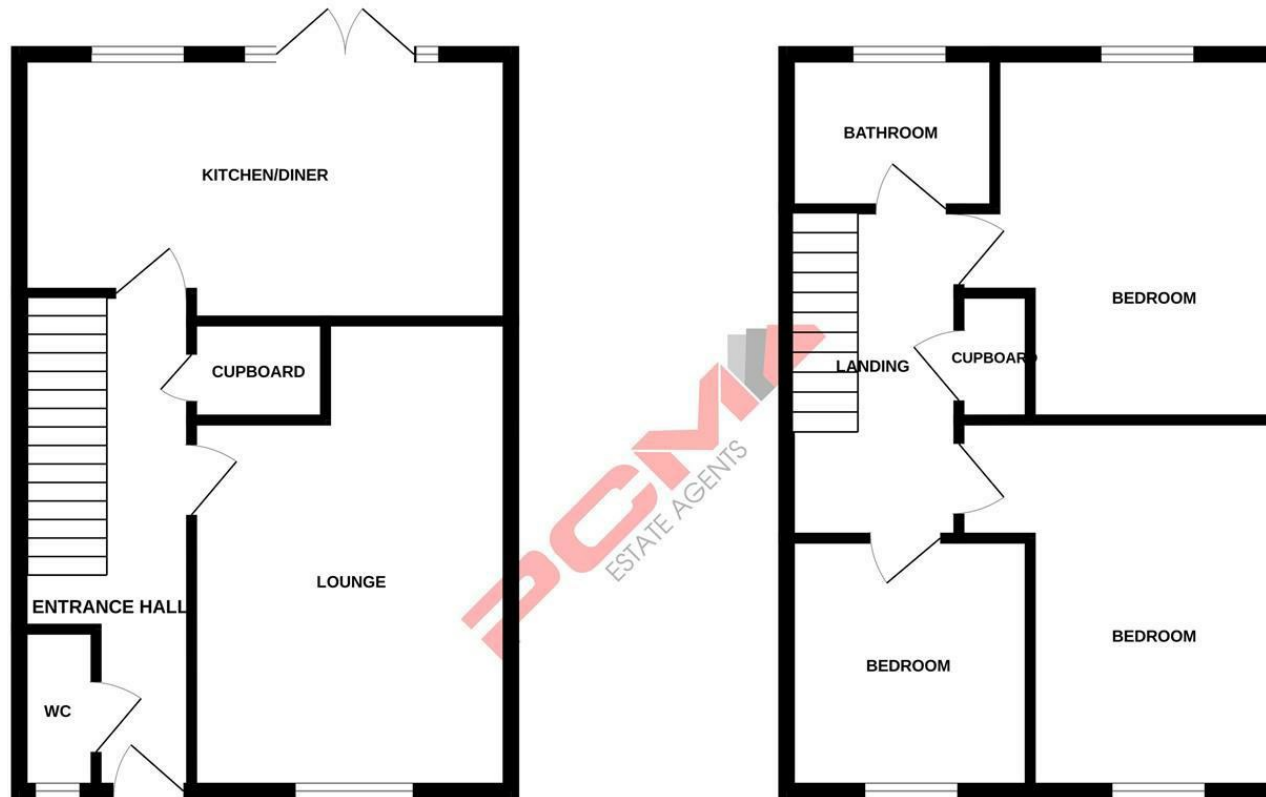
#### **OUTSIDE - FRONT**

The property is set back from the road with a generous front garden and a pathway leading to the property.









TOTAL FLOOR AREA : 924 sq.ft. (85.9 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.  
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PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	