

# Abbott & Abbott

Estate Agents, Valuers and Lettings



74 Pebsham Lane, Bexhill-On-Sea, TN40 2RA

£395,000





£395,000

# 74 Pebsham Lane

Bexhill-On-Sea, TN40 2RA

- DETACHED BUNGALOW
- GAS HEATING
- REFITTED KITCHEN
- NO CHAIN
- POPULAR PEBSHAM
- TWO DOUBLE BEDROOMS
- DOUBLE GLAZING
- REFITTED BATHROOM
- 60 FT GARDEN
- VIEWING ADVISED

Abbott and Abbott are delighted to offer for sale this attractive 1960s built detached bungalow set on a good size plot with a 60ft South facing garden.

The property is offered for sale with no onward chain and has been upgraded within recent years having had replacement kitchen/bathroom fittings.

There is gas heating and double glazing.

The bungalow has a good size lounge and conservatory overlooking the garden, two double bedrooms, kitchen, shower room, utility room.

By way of parking there is a private driveway and garage



## ENTRANCE HALL

**LIVING ROOM** 14'5" x 12'6" (4.41 x 3.82)

**KITCHEN** 11'10" x 9'6" (3.62 x 2.90)

**BEDROOM 1** 12'6" x 11'11" (3.82 x 3.64)

**BEDROOM 2** 12'6" x 10'4" (3.82 x 3.17)

## BATHROOM

**UTILITY ROOM** 8'3" x 6'1" (2.52 x 1.87)

**CONSERVATORY** 19'0" x 6'7" (5.81 x 2.03)

## FRONT GARDEN

**REAR GARDEN - DUE SOUTH** 63 (19.20m)

## PRIVATE DRIVEWAY

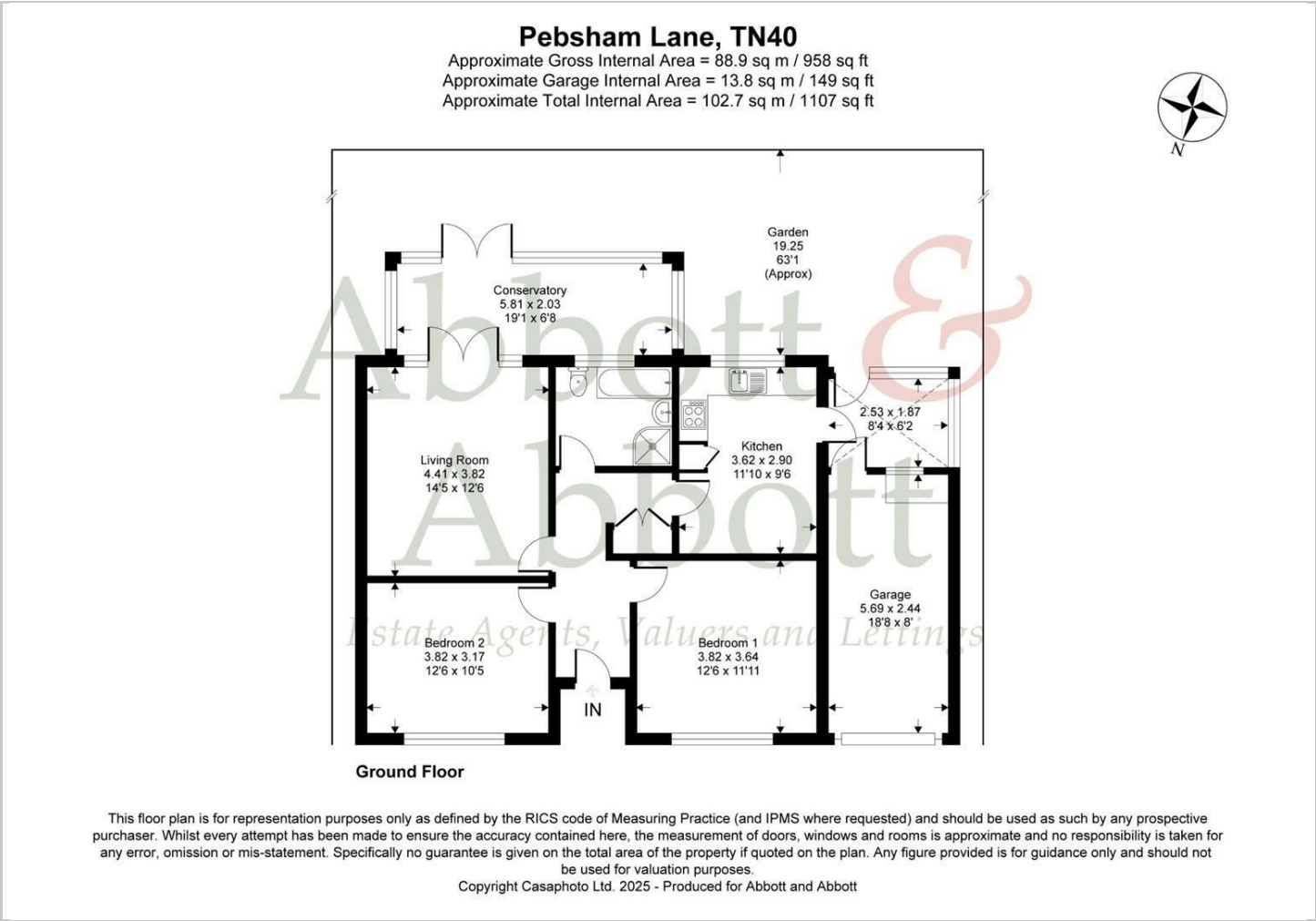
**GARAGE** 18'8" x 8'0" (5.69 x 2.44)







Floor Plans

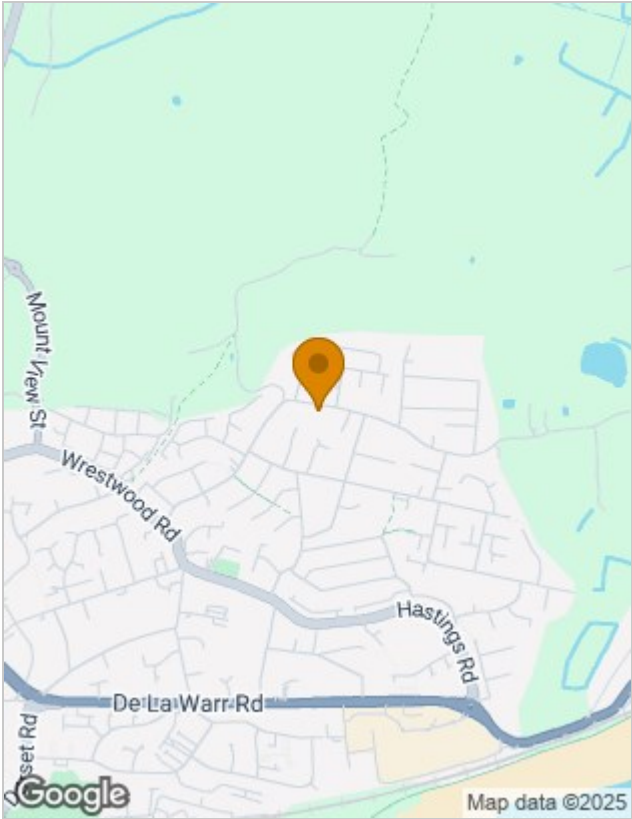


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

