



# 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





## £395,000



**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)











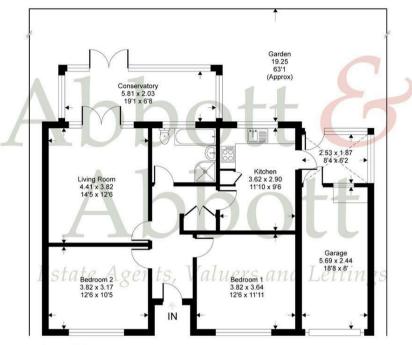


## Floor Plans Location Map

#### Pebsham Lane, TN40

Approximate Gross Internal Area = 88.9 sq m / 958 sq ft Approximate Garage Internal Area = 13.8 sq m / 149 sq ft Approximate Total Internal Area = 102.7 sq m / 1107 sq ft





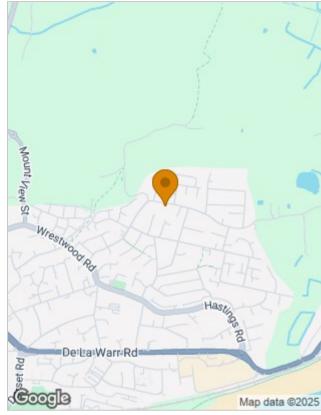
**Ground Floor** 

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

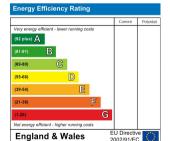
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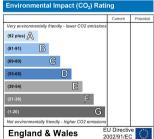
#### Viewing

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



### **Energy Performance Graph**





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.