

# Abbott & Abbott

Estate Agents, Valuers and Lettings



7 Pebsham Drive, Bexhill-On-Sea, TN40 2RU

£375,000



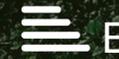
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£375,000

# 7 Pebsham Drive

Bexhill-On-Sea, TN40 2RU

- Excellent detached bungalow in quiet road of individual property
- En suite shower to main bedroom
- Kitchen with built-in oven & hob
- Gas central heating & uPVC double glazing
- Three bedrooms
- Good size L-shaped lounge/dining room
- Good size rear garden
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this excellent detached bungalow, situated in a quiet road of individual property, close to a local shop and doctor's surgery in Seabourne Road, and buses in Pebsham Lane. The property provides three bedrooms - with an en suite shower to the main bedroom, a good size, L-shaped lounge/dining room, kitchen with integrated oven & hob, and bathroom. Outside, there is a good size rear garden and integral garage. Gas fired central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is also well placed for the Combe Valley Countryside Park, and within easy reach of the Ravenside shopping complex and the beach at Glyne Gap. The town centre is just under two miles.



## L-Shaped Entrance Hall

## L-Shaped Lounge/Dining Room

19' max x 16'9 max (5.79m max x 5.11m max)

**Kitchen** 11'7 x 8'3 (3.53m x 2.51m)

**Bedroom One** 11'8 x 10'8 (3.56m x 3.25m)

**En Suite Shower**

**Bedroom Two** 10'9 x 10'2 (3.28m x 3.10m)

**Bedroom Three** 7'8 x 7'5 (2.34m x 2.26m)

**Bathroom**

**Integral Garage** 19'3 x 8' (5.87m x 2.44m)

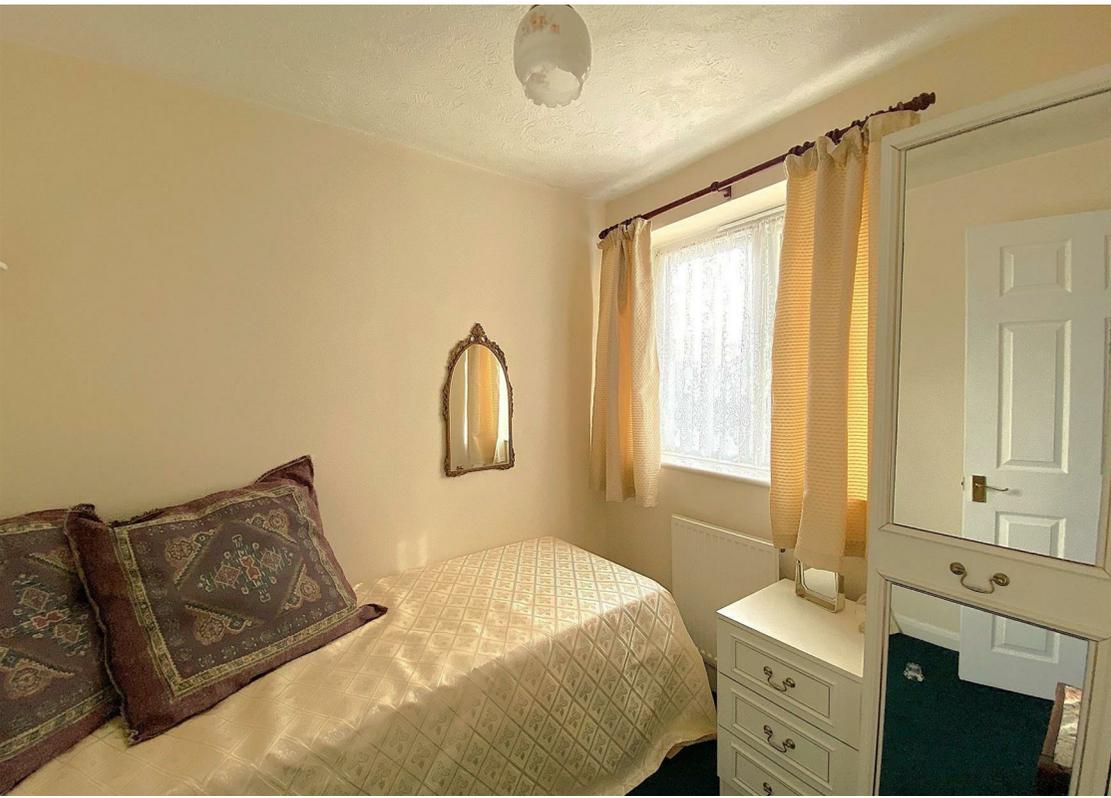
**Attractive Gardens**

**Council Tax Band: D (Rother District Council)**

**EPC Rating: E**



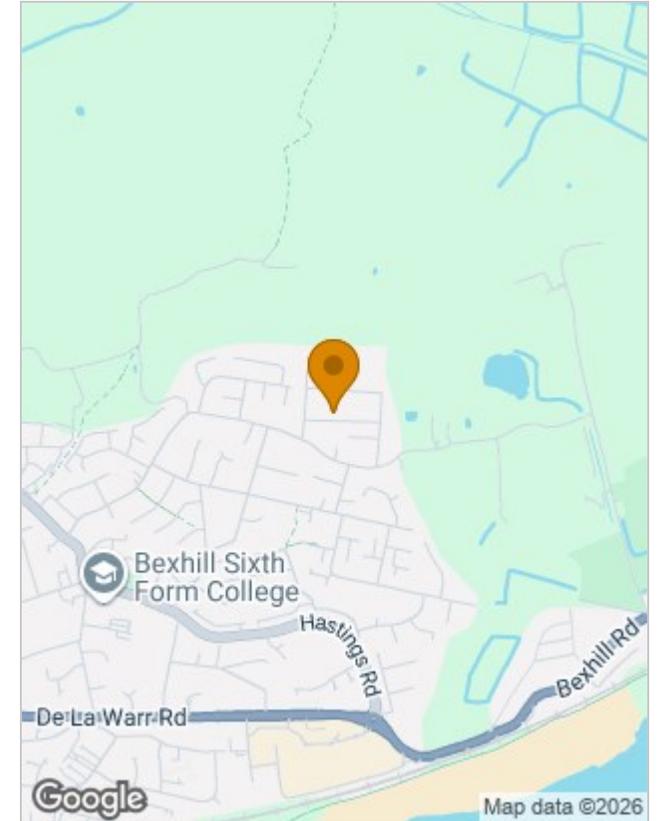




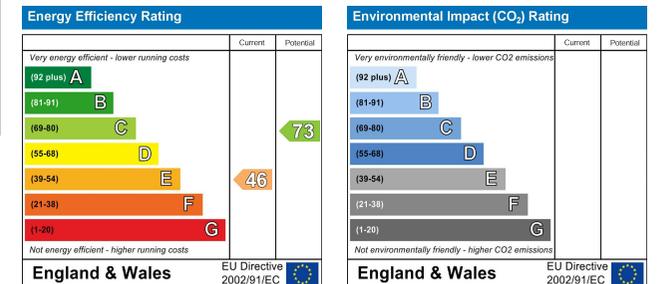
## Floor Plans



## Location Map



## Energy Performance Graph



## 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.