Abbott & Abbott

Estate Agents, Valuers and Lettings

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

£385,000

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Bexhill-On-Sea, TN40 2RA

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

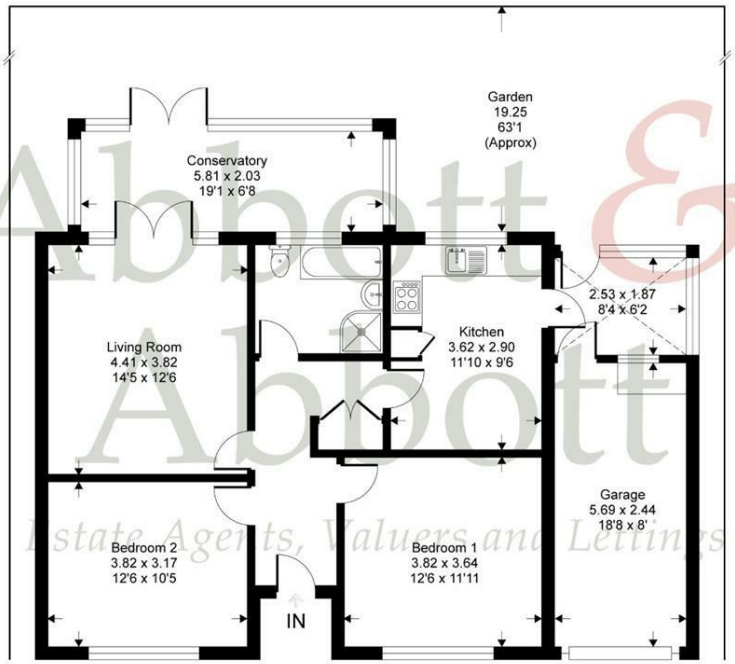
Abbott and Abbott are delighted to offer for sale this attractive 1960s built detached bungalow set on a good size plot with a 60ft South facing garden.
The property is offered for sale with no onward chain and has been upgraded within recent years having had replacement kitchen/bathroom fittings.
There 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

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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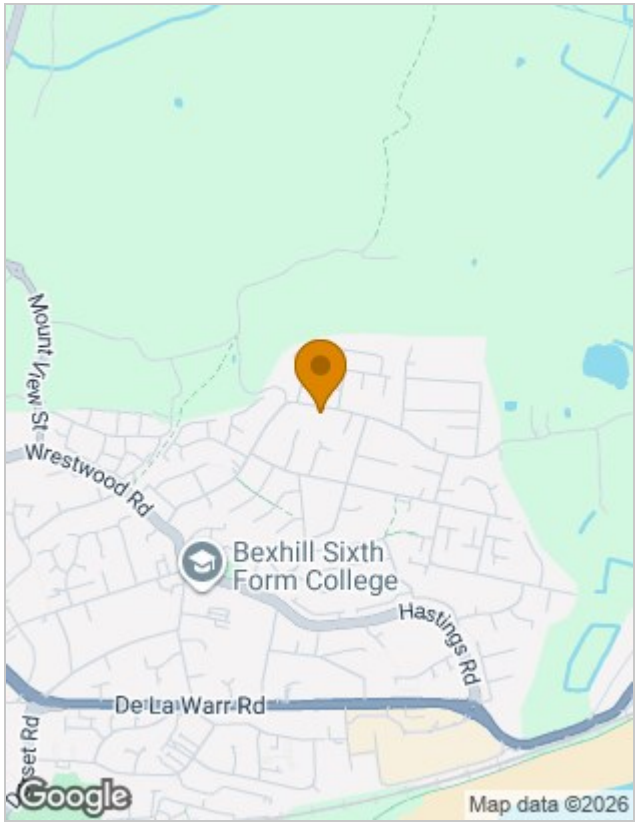
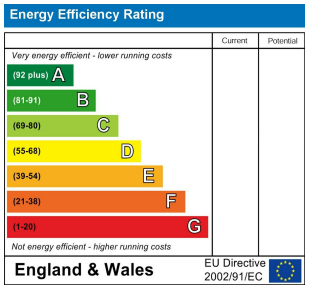
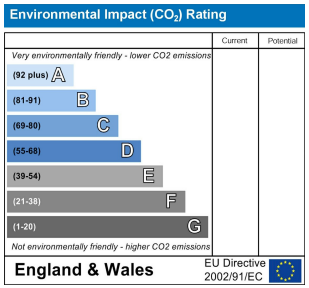
Location Map



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.

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