



167 Pearmtree Lane, Bexhill-On-Sea, TN39 4NR

£425,000





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# 167 Peartree Lane

## Bexhill-On-Sea, TN39 4NR

- Charming detached bungalow in sought-after road of individual property in Little Common
- Two reception rooms - including a 19'6 double aspect living room
- Bath/shower room, plus separate WC
- Detached garage to rear of property
- Convenient for local shop and buses in Cowdray Park Road
- Two good size bedrooms
- Kitchen with oven & hob
- Gas fired warm-air heating and uPVC double glazed windows and exterior doors
- Pretty gardens
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this charming detached bungalow, providing light and versatile accommodation, and situated in a sought-after road of individual property, within easy reach of Little Common shops and services. Built in the early-1960's, the property offers two good bedrooms, plus two reception rooms with a 19'6 double aspect living room, and a dining room opening onto the rear garden. There is also a kitchen with built-in oven & hob, a bath/shower room, and separate WC. Outside, there are pretty, easily maintained gardens to the front and rear, plus a detached garage at the rear of the property. Gas fired warm-air heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated toward the top of Peartree Lane, close to woodland walks in the High Woods, and within easy reach of a local shop and buses in Cowdray Park Road. Little Common shops and services are just under a mile distant.



### L-Shaped Entrance Hall

**Living Room** 19'6 x 12'8 (5.94m x 3.86m)

**Kitchen** 10'4 x 9'5 max (3.15m x 2.87m max)

**Bedroom One** 12'9 x 12'8 (3.89m x 3.86m)

**Bedroom Two** 11'10 x 10' (3.61m x 3.05m)

**Dining Room/Bedroom Three**  
10'4 x 8'11 (3.15m x 2.72m)

**Bath/Shower Room**

**Separate WC**

**Detached Garage** 17' x 8'6 (5.18m x 2.59m)

**Pretty Gardens**

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

**EPC Rating: To be advised**







## Floor Plans

### Pear Tree Lane, TN39

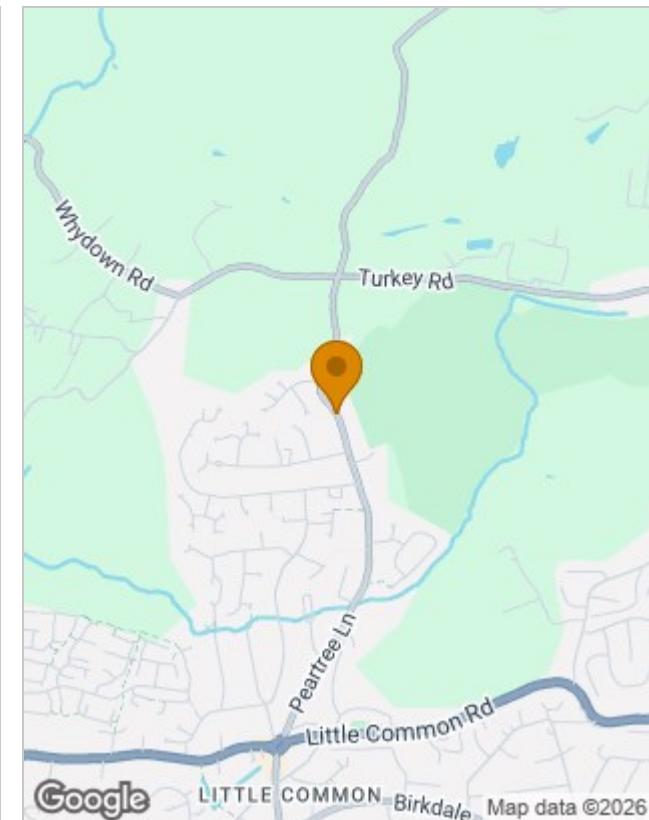
Approximate Gross Internal Area = 87.1 sq m / 938 sq ft  
Approximate Garage Internal Area = 13.3 sq m / 144 sq ft  
Approximate Total Internal Area = 100.4 sq m / 1082 sq ft



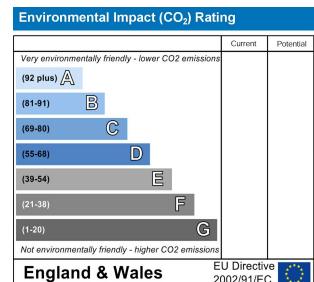
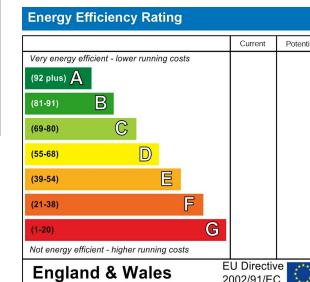
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.