

# Abbott & Abbott

Estate Agents, Valuers and Lettings



167 Peartree 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 good size bedrooms
- Two reception rooms - including a 19'6 double aspect living room
- Kitchen with oven & hob
- Bath/shower room, plus separate WC
- Gas fired warm-air heating and uPVC double glazed windows and exterior doors
- Detached garage to rear of property
- Pretty gardens
- Convenient for local shop and buses in Cowdray Park Road
- 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**





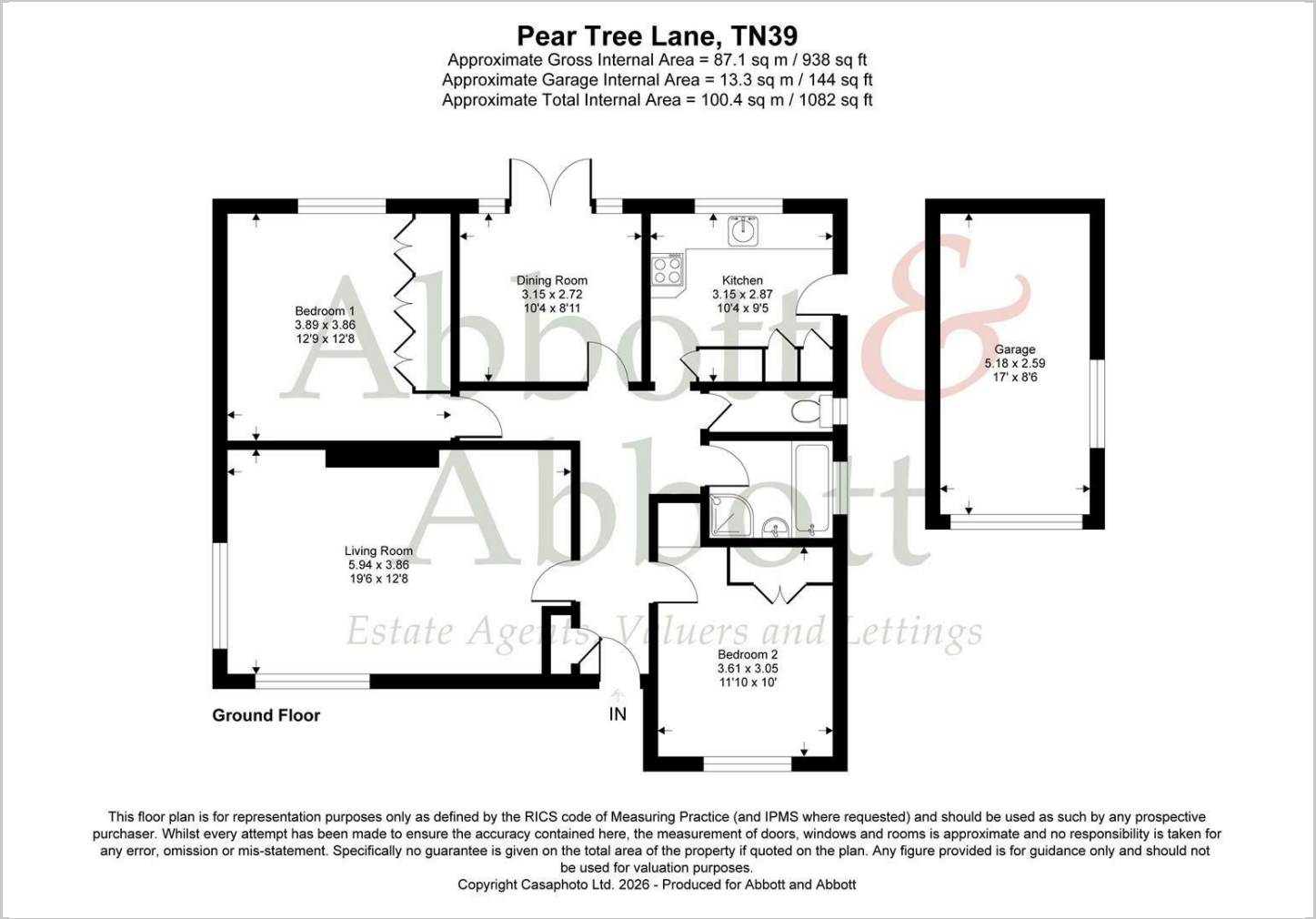








Floor Plans

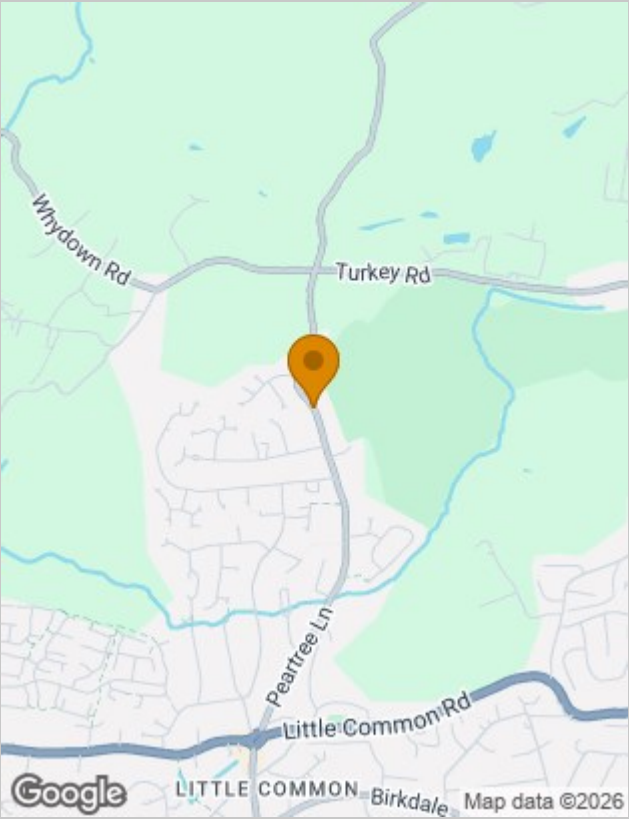


Viewing

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

