



OAKFIELD



Pear tree Lane, Bexhill-On-Sea TN39 4NR

Asking Price £450,000



## Peartree Lane, Bexhill-On-Sea TN39 4NR

This charming detached cottage is ideally located in the sought-after area of Little Common, offering easy access to local shops and schools. The ground floor features a spacious L-shaped living room/dining room, which opens up to a conservatory with beautiful views over the garden.

The kitchen is a traditional farm-style design, complete with a range of wall-mounted and base units, a wood work surface, built-in oven and hob, and access to a spacious larder cupboard. Additionally, there is a separate utility/boot room with space and plumbing for a washing machine and fridge freezer.

Upstairs, the property offers three well-proportioned bedrooms and a family bathroom. The main bedroom includes a generous en-suite with a shower.

Externally, the front of the property boasts a driveway providing off-road parking for up to three vehicles, leading to a single garage.

The rear garden is particularly impressive in size, with a paved patio area adjoining the property, followed by a large lawn with a fully functioning pond. Beyond this, there is a spacious area ideal for growing vegetables.

### Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer will pay £349 inc VAT for this pack. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.





**Lounge/Diner**

22'0 x 16'5 (6.71m x 5.00m)

**Kitchen**

11'2 x 7'10 (3.40m x 2.39m)

**Utility Room**

24'3 x 8'7 (7.39m x 2.62m)

**Larder**

6'3 x 3'11 (1.91m x 1.19m)

**WC**

6'3 x 2'7 (1.91m x 0.79m)

**Conservatory**

13'9 x 11'2 (4.19m x 3.40m)

**Garage**

17'5 x 8'2 (5.31m x 2.49m)

**Bedroom 1**

16'5 x 10'10 (5.00m x 3.30m)

**Ensuite**

**Bedroom 2**

10'6 x 9'10 (3.20m x 3.00m)

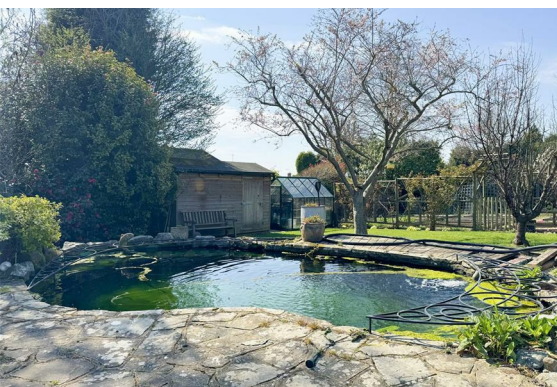
**Bedroom 3**

8'6 x 7'3 (2.59m x 2.21m)

**Bathroom**

7'3 x 9'10 (2.21m x 3.00m)

**Council Tax Band - E £3,130 per annum**



## Floor Plan

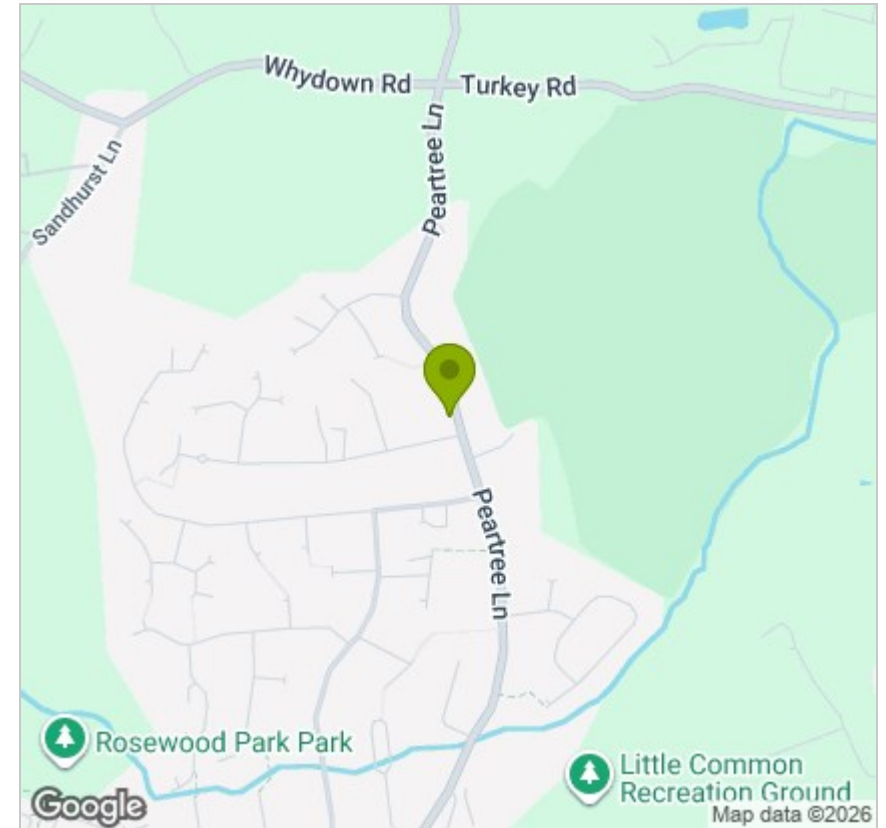


## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Area Map



## Energy Efficiency Graph

