



OAKFIELD



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

Offers In The Region Of £560,000



## 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 front also features an area of lawn with access to the rear garden. 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.

Additional benefits of this property include a downstairs W/C, gas central heating, and characterful features throughout.





**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)

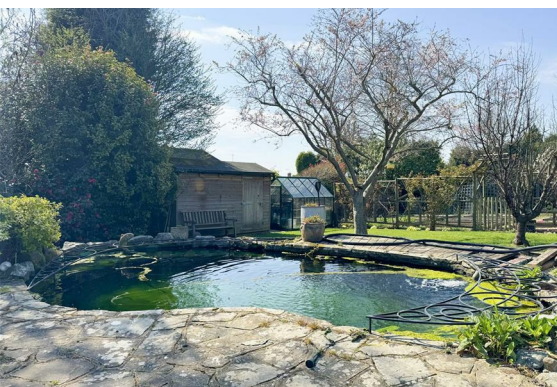
**Bedroom 3**

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

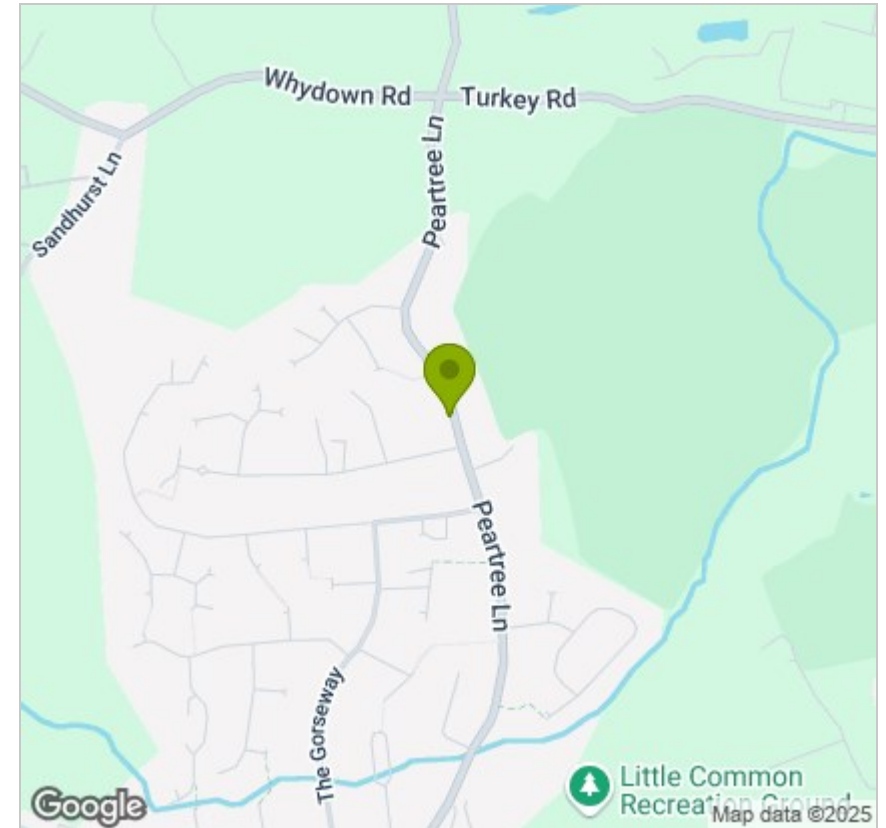


## Viewing

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

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## Area Map



## Energy Efficiency Graph

