



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Brightside, Sandhurst Lane, Bexhill-on-Sea, East Sussex
TN39 4RH
£800,000 4 Bedroom 2 Bathroom 2 Reception
Offers in Region of



AT A GLANCE...

This truly exceptional detached house offers exceptional countryside views as well as versatile accommodation in a semi-rural location!

Conveniently located just under a mile from Little Common village, its 'outstanding' primary school, and transportation links, yet far enough away not to be disturbed by these features. An impressive pitched ceiling vestibule opens into an inviting reception hall. There is a modern fitted kitchen/diner measuring 23ft and looking out onto the rear gardens. Featuring matching wall and base units finished with quartz work surfaces. Integrated appliances include a 5-ring hob, dual oven and a dishwasher, as well as space and plumbing for an American fridge/freezer. There is also under-counter lighting in the kitchen and double doors leading to the garden. The utility room is accessed from the kitchen and has matching wall and base units finished with granite work surfaces. There is space and plumbing for a washing machine and tumble dryer. There is also an airing cupboard together with further storage and a door to the rear garden. Additionally, the ground floor has a dual aspect living room with an impressive inset brick fireplace and log burner. Currently, the fourth bedroom is being used as a home office, and the reception hall has a cloakroom.

There is a spacious first floor landing area that is currently utilised as an office area with a tranquil feel and countryside views for those who work from home. The spacious master suite comes with plenty of wardrobe and storage space and a designer en-suite shower room. Additionally, there are two further double bedrooms with fitted wardrobes, a truly impressive four-piece bathroom suite with mood lighting and a Bluetooth mirror. The property also has a particularly large loft space.

The front & rear gardens are very well-kept and predominantly laid to lawn. You will find a variety of well-established shrubs and flower beds, together with a patio area ideal for alfresco dining.

For a full appreciation of everything the property has to offer, a viewing early is highly recommended.

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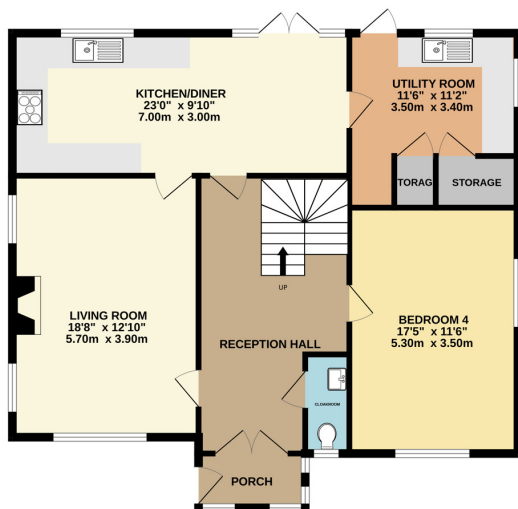


Key Features:

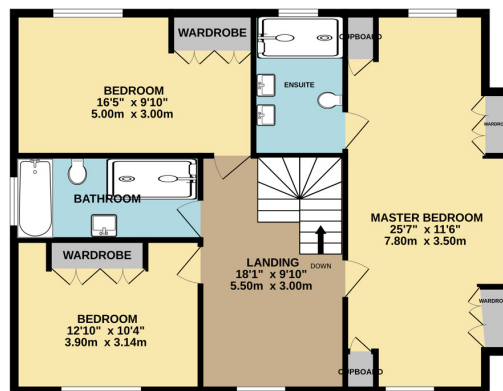
- An Exceptional Detached Property
- Four Double Bedrooms
- Impressive Kitchen/Diner With Separate Utility Room
- Detached Double Garage With Mezzanine First Floor
- Rural Setting With Stunning Countryside Views
- Two Designer Bathroom Suites
- Off Road Parking For Multiple Vehicles
- Beautifully Kept Gated Grounds

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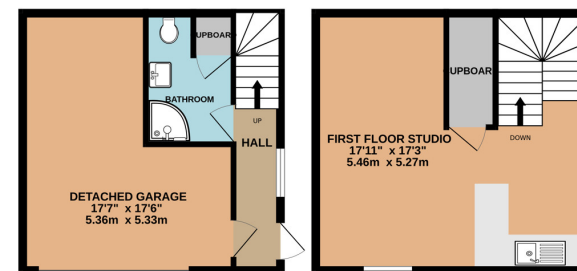
GROUND FLOOR
995 sq.ft. (92.4 sq.m.) approx.



FIRST FLOOR
855 sq.ft. (79.4 sq.m.) approx.



GARAGE/STUDIO
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 2486 sq.ft. (231.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	71
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

The property sits behind a gated resin bond driveway offering off-road parking for multiple vehicles with an electric EV charging point. The detached double garage with a studio mezzanine is one of this property's many appealing features. An electric roller door provides access to the garage. Power, light, and plumbing are available. The ground floor level also has a modern fitted shower room with a large storage cupboard. The mezzanine floor has a fitted kitchen area, reception area, and a large storage area. This is a very impressive versatile space with multiple uses.

Location

Situated on the outskirts of the sought-after Village of Little Common offering a range of independently owned 'Day-to-Day' shops, Doctors' surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station, just 1.3 miles away, with regular services into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. The closest Primary School is Little Common Primary School, currently rated as 'Outstanding' on the latest Ofsted report. From the property itself you will find many public twittens offering scenic countryside walks.

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