



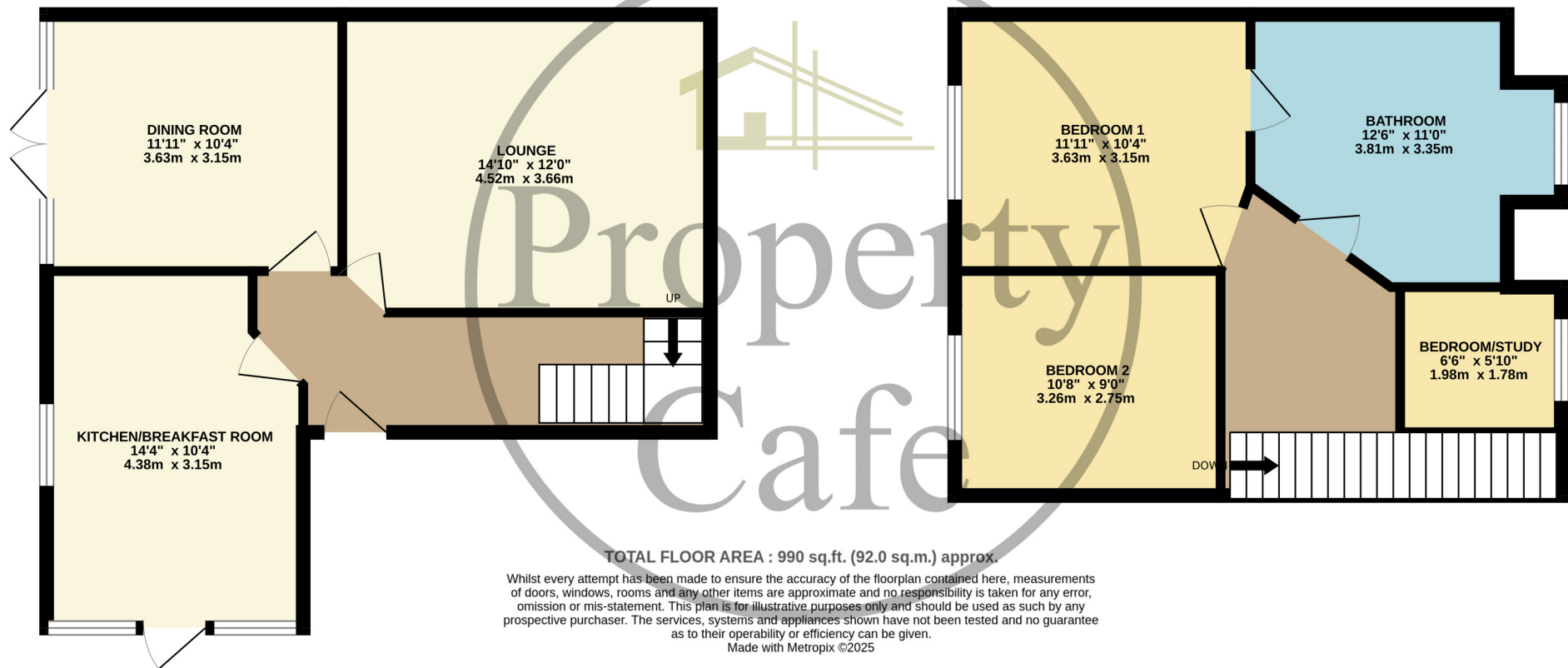
4 Little Common Road, Bexhill-on-Sea, East Sussex, TN39 4JB
3 Bedroom semi detached house with character. £320,000 - Freehold





Here at The Property Cafe, we are delighted to bring to the market this Larkin built Semi-Detached house for sale. This property is located in West Bexhill and presents a cozy and warm cottage feel. The property offers two/three bedrooms, a kitchen/breakfast room, lounge and separate dining room with french doors leading out to a decking area, and bathroom. Outside, are two well kept gardens to the front and the rear, with the rear garden laid with lawn and decking giving plenty of room to entertain and relax. Situated close to Bexhill Down, within walking distance of a local convenience store, and within half a mile of Little Common Village and Bexhill town centre. Viewing is highly recommended to appreciate the property. For further information, please call us on 01424 224488 Viewing is highly recommended .





Bedrooms: 3
Receptions: 2
Council Tax: Band C
Council Tax: Rate 2155.96
Parking Types: None.
Heating Sources: None.
Electricity Supply: None.
EPC Rating: D (59)
Water Supply: None.
Sewerage: None.
Broadband Connection Types: None.
Accessibility Types: None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated within walking distance to Little Common Village and Bexhill Town Center which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Small Third Bathroom/Study
 - Lovely Cottage feel
- Well Kept & Maintained Front and Rear Gardens
 - Larkin Built Semi Detached
 - Two Reception Rooms
- Two Large Spacious Double Bedrooms
- Double Glazed and Central Heating throughout
 - Large Upstairs Family Bathroom
- French Doors Leading To An Area Of Outside Decking Space