



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£475,000** 51 Barnhorn Road, Bexhill-on-Sea TN39 4QB  
3 Bedroom 1 Bathroom 2 Reception







## AT A GLANCE...

In Little Common Village, this detached house offers abundant potential and no onward chain! With a large south-facing rear garden, this house offers a variety of accommodation including: An enclosed entrance porch opening into the inner hall. The fitted kitchen features matching wall and base units with an integrated eye-level oven and gas hob. The kitchen has space for additional appliances, space for a breakfast table and chairs and a door into the conservatory with views over the extensive rear garden. The dining room is adjacent to the kitchen/breakfast room and has an opening into the dual aspect lounge with sliding double doors out to the rear garden. The first floor includes three double bedrooms and a family bathroom. Furthermore, the property benefits from a ground floor cloakroom, double glazing and gas central heating.



### Key Features:

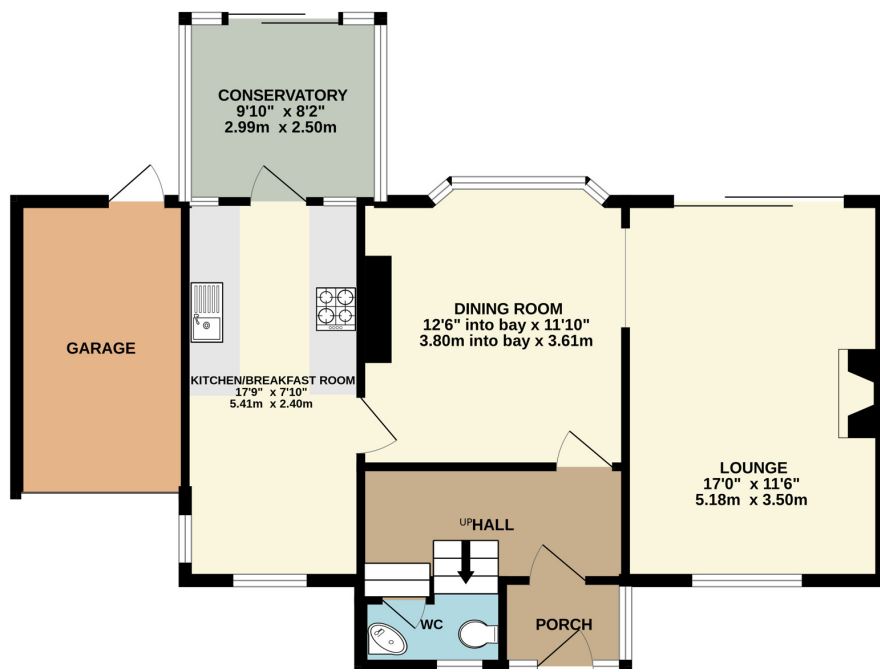
- Detached House With Further Potential
- Three Double Bedrooms
- Off Road Parking & Garage
- No Onward Chain
- Large South Facing Rear Garden
- Two Reception Rooms & Conservatory
- Popular Little Common Location
- Gas Central Heating & Double Glazing

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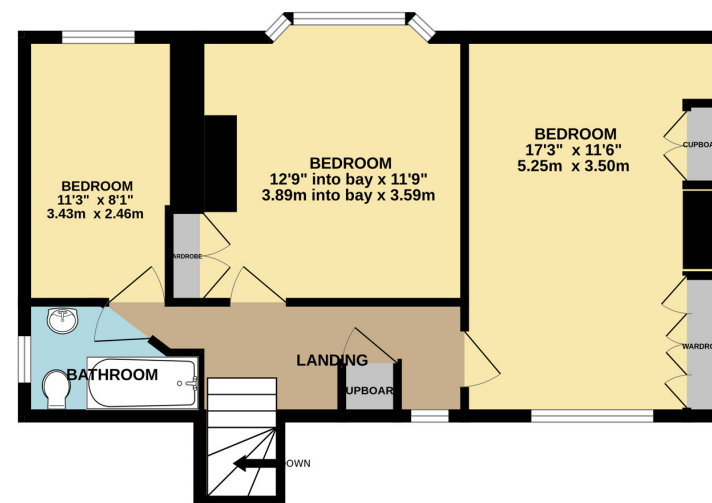
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GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
529 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (117.9 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC

### Exterior

There is off road parking for two vehicles at the front of the property and access into the garage via and up & over door.

The substantial rear garden is predominantly laid to lawn and south facing. There is a patio area ideal for alfresco dining, three garden sheds and a variety of well-established shrubs and trees.

### Location

Situated in 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 is just 1.2 miles away with regular services into Hastings Eastbourne, Brighton, Gatwick and London Victoria. Little Common primary School is close by, currently rated as 'Outstanding' on its most recent Ofsted report.

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