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# 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.









## 51 Barnhorn Road, Bexhill-on-Sea, East Sussex, TN39 4QB

≥3 Bedroom =1 Bathroom =2 Reception





## **Key Features:**

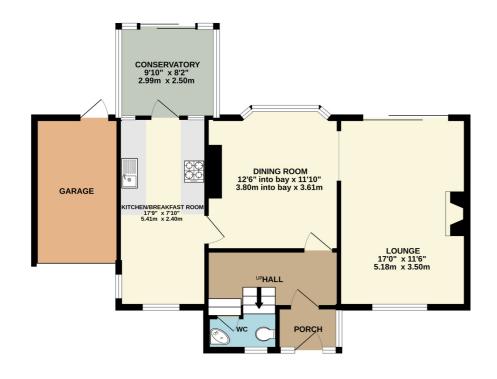
- · Detached House With Further Potential
- Three Double Bedrooms
- Off Road Parking & Garage
- No Onward Chain

- Large South Facing Rear Garden
- Two Reception Rooms & Conservatory
- Popular Little Common Location
- Gas Central Heating & Double Glazing



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.

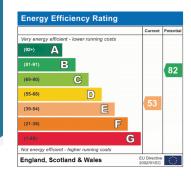
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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### 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.

