




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

15 Barnhorn Road, Bexhill-on-Sea, East Sussex TN39
£539,000 ^{4QB}
 3 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

A generously sized detached bungalow within walking distance to the popular village of Little Common with a substantial south-facing rear garden. The property boasts versatile accommodation which includes; A spacious dual-aspect lounge with a feature fireplace and bay window. The modern fitted kitchen features a range of matching wall units, base units finished with laminate work surfaces. There is space for a dishwasher, as well as further appliances and a central island unit. Double doors lead out into the conservatory used as a dining room with views of the rear garden. In addition, there is a fully tiled bathroom suite, a separate cloakroom, an enclosed porch, a utility room and three bedrooms. The master bedroom features a modern en-suite and double doors out to a south-facing sun terrace. Furthermore, the bungalow is fully double glazed and gas centrally heated. Viewing is considered essential to appreciate all this fantastic property and all it offers in full!



Key Features:

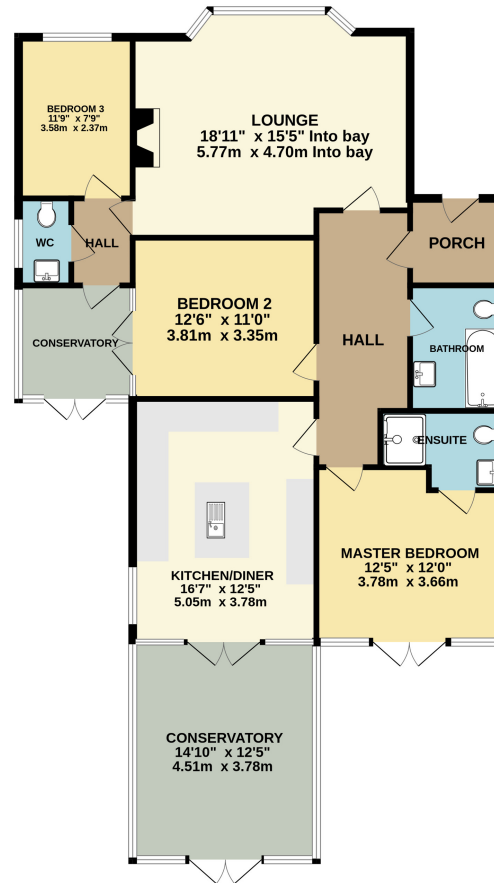
- Deceptively Spacious Detached Bungalow
- Two Reception Rooms
- Substantial South Facing Rear Garden
- Modern Fixtures & Fittings Throughout
- Three Bedrooms
- Two Bathrooms
- Walking Distance To Little Common Village
- Off Road Parking

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GROUND FLOOR
1357 sq.ft. (126.1 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft. (126.1 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Outside

To the front of the property there is a large driveway providing off-road parking and side access to the rear garden.

The rear garden is considered a real feature of this property. Facing south, predominantly laid to lawn, patio areas ideal for alfresco dining. The garden is sectioned for convenience and benefits from various timber framed sheds, a summerhouse, a 7'7 x 9'10 office with power points and a stable door. Throughout the gardens you will find a variety of well-established plantings 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.

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