

£535,000 Freehold



22 Little Common Road, Bexhill on  
Sea TN39 4JB





## PROPERTY DESCRIPTION

An opportunity to acquire an attractive and characterful, three bedroom detached house located in West Bexhill. Situated on a corner plot, this fine property also boasts; Two reception rooms including an additional double glazed conservatory, modern kitchen with fitted appliances, En-Suite bathroom to the main bedroom, garage with off road parking. EPC - D.

## FEATURES

- Three Bedroom Detached House
- Attractive and Characterful
- Two Reception Rooms and Double Glazed Conservatory
- Desirable Corner Plot
- Ground Floor WC
- West Bexhill Location
- Off Road Parking & Garage
- En-Suite Bathroom
- Modern Kitchen & Bathroom
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Entrance

The property is accessed via a gate from Knebworth Road leading to a brick path which leads to a covered entrance veranda with outside light, part glazed door leading to entrance hall.

### Entrance Hall

4.47m x 2.84m (14' 8" x 9' 4") Stripped and stained floorboards, exposed spindles and banisters with understairs storage cupboard, central heating thermostat, picture rail, radiator, picture window with outlook to the front of the property.

### Ground Floor Cloakroom

With tiled floor, low level WC, wash hand basin with mixer tap, part tiled walls, heated towel rail, double glazed frosted window, extractor fan, spotlights.

### Sitting Room

4.62m x 4.34m (15' 2" x 14' 3") A dual aspect room with south facing double glazed bay window overlooking the rear garden and further window to the side, feature wooden fire surround with cast iron insert and marble hearth, TV unit and points, stripped and stained floorboards, radiator, picture rail.

### Kitchen/Breakfast Room

5.59m x 3.81m (18' 4" x 12' 6") Kitchen Area: Double glazed window with outlook over the patio and double glazed door giving access to the rear garden, one and half bowl stainless steel sink unit with mixer tap and cupboard under, built in dishwasher, range of working surfaces with cupboards under and wall mounted cupboards over, tall unit housing built in microwave with storage above and below, range style cooker, built in fridge/freezer, island unit with cupboards and drawers under and corner carousel unit with wall mounted cupboards over, space for breakfast or dining table, radiator, further double glazed window with outlook to the side, part tiled walls and tiled floor.

### Dining Room

4.52m x 3.53m (14' 10" x 11' 7") Double glazed window overlooking the gardens, feature fireplace with cast iron insert and marble hearth, stripped and stained floorboards, picture rail, two radiators, built in shelved storage areas, double glazed door giving access to the conservatory.

### Conservatory

3.38m x 3.07m (11' 1" x 10' 1") With tiled floor, radiator, power points, double glazed and brick base with French double glazed doors leading onto the patio.

### First Floor Landing

Stairs rising from ground floor entrance hall to the first floor landing, double glazed window with outlook to the side, access to loft space which is boarded with lighting and has a fitted ladder.

### Master Bedroom

4.39m x 3.81m (14' 5" into bay x 12' 6") A south facing room with double glazed window with outlook to the front of the property, radiator, picture rail, range of built in wardrobes.

### Ensuite Shower Room

With tiled floor and part tiled walls, large shower unit with screen being tiled, heated towel rail, wash hand basin, low level WC, double glazed frosted window.

### Bedroom 2

4.52m x 3.71m (14' 10" x 12' 2") Dual aspect with double glazed windows over looking the rear and the side of the property, radiator, window seat, picture rail, built-in airing cupboard with shelving and radiator.

### Bedroom 3

3.45m x 2.90m (11' 4" x 9' 6") Dual aspect with double glazed windows overlooking the side and the front of the property, radiator, over stairs storage space, picture rail.

### Bathroom

Fitted panelled bath with independent shower and screen over, low level WC, wash hand basin, bidet, part tiled walls, picture rail, double glazed frosted window, spotlights, radiator, built in cupboards housing wall mounted gas boiler, plumbing for washing machine below and storage cupboard over.

### Outside

The property enjoys gardens to three sides, with areas of lawn, flower and shrub borders, screened by close border fencing. To the rear of the property there is a driveway with twin gates leading to the garage. Large patio area, outside tap, outside light and power point, various fruit trees including; apple pear and plum.

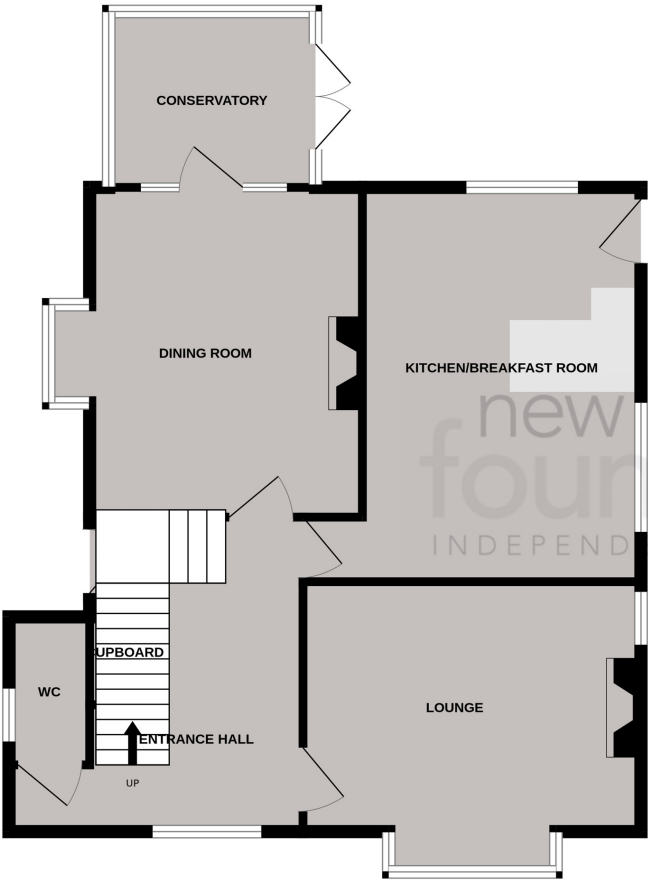
### Garage

7.24m x 2.77m (23' 9" x 9' 1") With power and light, double glazed window having outlook over the side of the garage, courtesy door, additional window to side, accessed via metal up and over door.

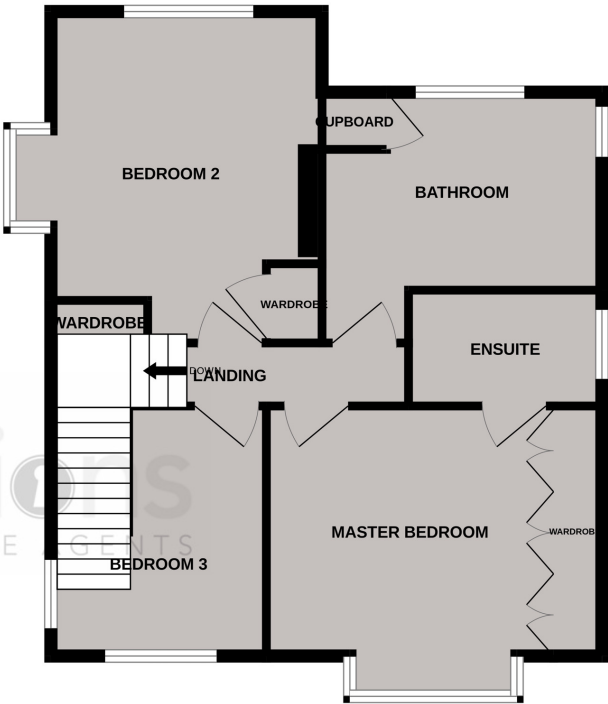


FLOORPLAN

GROUND FLOOR



1ST FLOOR



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			68	78
(92+)	A			
(81-91)	B			
(69-80)	C			
(55-68)	D			
(39-54)	E			
(21-38)	F			
(1-20)	G			
Not energy efficient - higher running costs				
England, Scotland & Wales			EU Directive 2002/91/EC	

