



Tel: 01424 2333330

£575,000 Barnhorn Road, Bexhill-on-Sea TN39 4QB Bedroom Bedroom Bathroom Road, Bexhill-on-Sea TN39 4QB









# AT A GLANCE...

Bexhill Estates are delighted to offer for sale this impressive detached chalet bungalow. Situated in the sought after Little Common Village location in West Bexhill, the property offers a wealth of character and charm, with modern fixtures & fittings, with accommodation in brief comprising; Enclosed entrance porch opening into the spacious inner hallway. Triple aspect L-shaped lounge/diner with feature open fireplace and views over the rear garden. The modern fitted kitchen with a range of wall units & base units, integrated fridge/freezer, multi function eye-level oven and an induction hob. The kitchen opens into the breakfast room with bi-folding doors opening onto the sun terrace. Furthermore, the ground floor boasts two double bedrooms, modern four piece bathroom suite with under floor heating and a separate utility room with space for appliances. On the first floor can be found a sizable double aspect bedroom with a large walk-in storage cupboard/box room ideal for further development, further double bedroom and a modern fitted bathroom. Additional benefits to include; Home office with power, light & electric heating, double glazing and well proportioned accommodation throughout. Viewing is considered essential to appreciate this beautiful property in full.









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





### **Key Features:**

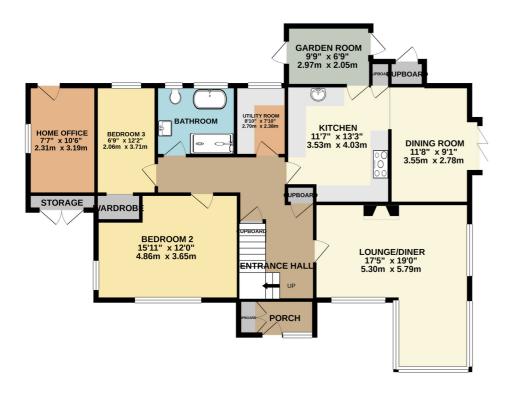
- Detached Chalet Bungalow
- Large South Facing Rear Garden
- Home Office
- Impressive Plot

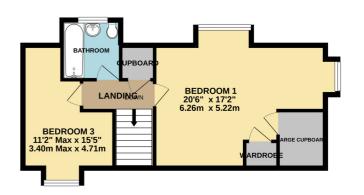
- Modern Kitchen & Bathrooms
- Extensive Off Road Parking
- Little Common Village Location
- Charming & Well Presented Accommodation



GROUND FLOOR 1290 sq.ft. (119.9 sq.m.) approx.

1ST FLOOR 511 sq.ft. (47.5 sq.m.) approx.





#### TOTAL FLOOR AREA: 1802 sq.ft. (167.4 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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4 Bedroom ←2 Bathroom ←2 Reception

### Outside -

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 mile away offering regular services into Hastings Eastbourne, Brighton, Gatwick and London Victoria. The closest Primary School Is Little Common Primary School, currently rated as 'Outstanding' on the latest Ofsted report. Close by you will find Bexhill Town Centre with an array of well regarded restaurants, the iconic De La Warr pavilion and the well-kept seafront promenades.

### Location -

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