



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

2 Church Hill Court, Green Lane, Bexhill-on-Sea, East  
Sussex TN39 4PT  
**£359,950** 5 Bedroom 1 Bathroom 2 Reception







## AT A GLANCE...

This deceptively spacious house is located in the heart of Little Common village. An impressive three-floor property features flexible accommodation with modern fittings and fixtures. The living room is located on the entry level with double doors leading to the rear garden. On this level, there is a cloakroom as well as a utility cupboard and an integral garage door. There is an open plan kitchen/dining area on the first floor with modern fitted wall and base units. Integrated appliances include an oven & hob, dishwasher, microwave oven and fridge/freezer. Also on the first floor are two double bedrooms, one of which is used as a second living room, and a glass balustrade staircase leading to the second floor. Three additional bedrooms can be found on the second floor together with a modern four-piece bathroom suite. Furthermore, the property benefits from gas central heating via a combination boiler and full double glazing.

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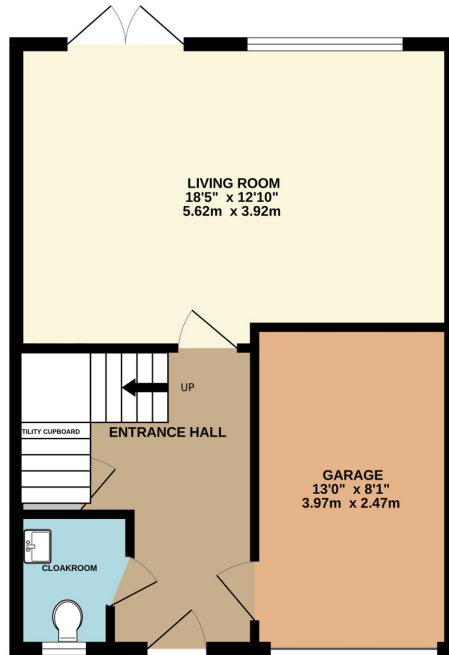
 5 Bedroom  1 Bathroom  2 Reception



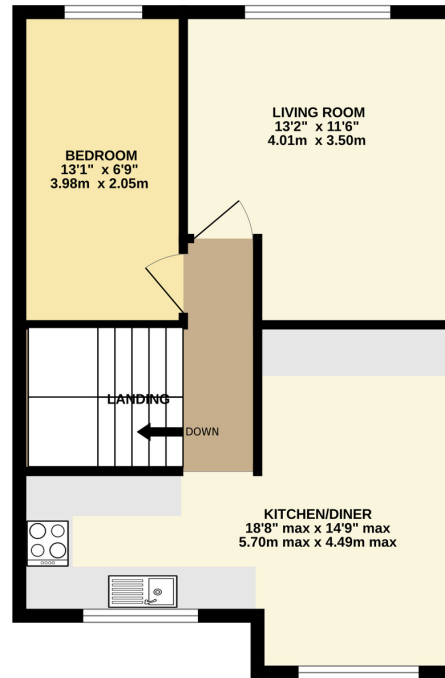
### Key Features:

- Deceptively Spacious Terraced House
- Four/Five Bedrooms
- Garage & Two Parking Spaces
- Spacious Kitchen/Diner
- Accommodation Over Three Floors
- Popular Little Common Location
- West Facing Rear Garden
- Four Piece Bathroom Suite

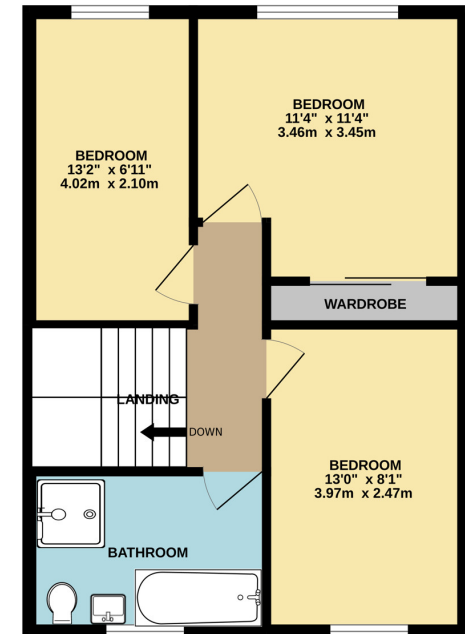
GROUND FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR  
491 sq.ft. (45.7 sq.m.) approx.



2ND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 1447 sq.ft. (134.4 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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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>		80
(55-68)	<b>D</b>	68	
(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

At the front of the property there is driveway for two vehicles. The rear garden is west facing and low-maintenance. There is an area of decking and artificial lawn where you can enjoy alfresco dining.

## Location

The property is situated in the sought-after village of Little Common in West Bexhill. Within the Village, you will find a range of Independently owned, day-to-day shops including a Tesco Express, Doctors Surgery and a Dentist. The closest Train station is Cooden Beach located just 1.2 miles away along with Cooden Beach Golf Club and the beach at Cooden itself. Bexhill Town Centre is just 2 miles away with seafront promenades, the iconic 'De La Warr Pavillion, well-regarded restaurants and the Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick and London Victoria. Little Common Primary School is located within walking distance, currently rated as Outstanding in its latest Ofsted report.

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