



1 Kewhurst Manor Cottages, Little
Common Road, Bexhill-on-Sea, East
Sussex TN39 4LF



PROPERTY DESCRIPTION

A character 2/3 bedroom charming cottage attached to Kewhurst Manor, located a short distance from Little Common Village. The property benefits from having an area of garden to the rear along with access to the large communal grounds and parking. Private entrance, entrance hall, south facing sitting room overlooking the gardens, large kitchen/dining room also overlooking the grounds. Ground floor bedroom or study, 2 first floor bedrooms and bathroom. EPC-Awaited.

FEATURES

- Character 2/3 Bedroom Cottage
- Set within the ground of Kewhurst Manor.
- Access To Communal Grounds
- Sitting Room
- Kitchen/Dining Room
- Communal Parking
- Council Tax - D





ROOM DESCRIPTIONS

Entrance

Private front door leading to entrance hall, radiator, central heating thermostat.

Sitting Room

14' 9" x 13' 7" (4.50m x 4.14m) A south facing room having double glazed French doors giving access to the patio area and garden, television point, radiator,

Kitchen/dining room

21' 4" x 11' 7" (6.50m x 3.53m) kitchen area having double glazed windows overlooking the front, and side, single sink unit with mixer tap, cupboard under, built in four ring electric hob with electric oven under, plumbing for washing machine, range of working surfaces with cupboards and drawers under, wall mounted storage cupboards, gas boiler, dining area with space for table, radiator, double glazed, windows and double glazed French doors leading onto the garden

Ground Floor Bedroom 3

13' 3" x 6' 10" (4.04m x 2.08m) Two double glazed windows and radiator.

Landing

Stairs to first floor landing, double glazed window overlooking the communal gardens with distant Seaview.

Bedroom 1

15' 9" x 10' 6" (4.80m x 3.20m) Two double glazed windows, radiator.

Bedroom 2

15' 8" x 9' 4" (4.78m x 2.84m) Double glazed window overlooking the front of the property, radiator.

Bathroom

Bath with mixer tap and shower attachment, low level WC, wash hand basin, heated towel rail, frosted double glazed window, storage cupboards.

Outside

The property has the use of an area of garden to the rear and use of the communal gardens.

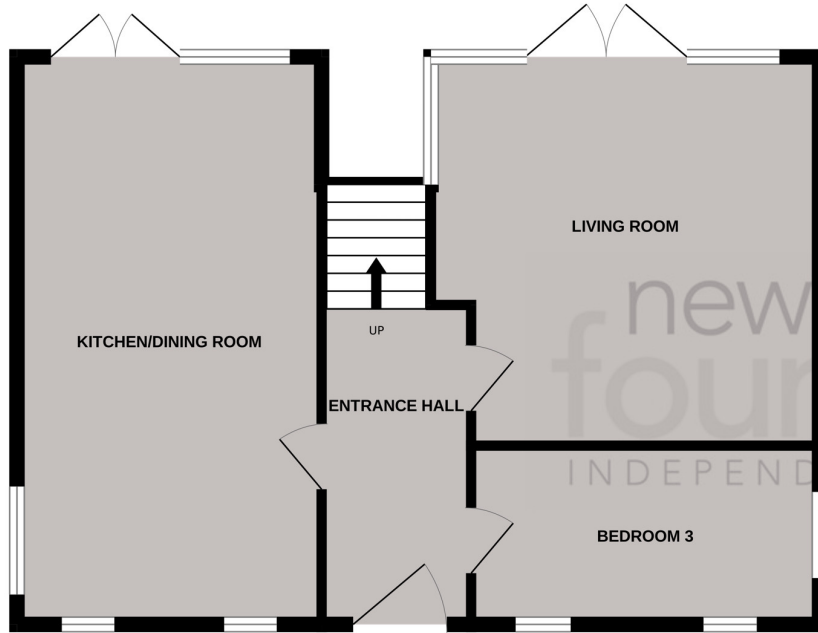
NB

We have been verbally advised that the lease is 999 years from 1955. There is a 1/9 share in the Limited company that owns the freehold. The current maintenance is £550 per quarter which includes insurance and a sinking fund contribution.

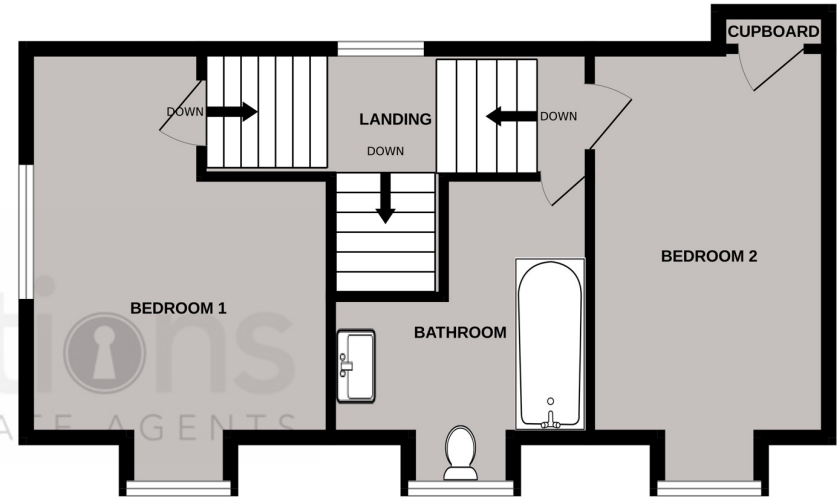


FLOORPLAN

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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