




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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Gotham Cottage, Sandhurst Lane, Bexhill-on-Sea, East
Sussex TN39 4RG
£400,000  4 Bedroom  1 Bathroom  2 Reception
Offers in excess



AT A GLANCE...

Located in a semi-rural location with stunning views over the countryside, this deceptively spacious semi-detached house offers no onward chain. The village of Little Common offers a variety of shops as well as an outstanding primary school, just over a mile away. The house has two floors of accommodation, which include a dual aspect kitchen/diner with beautiful views featuring matching wall and base units with an integrated eye-level oven, grill & hob. A door from the kitchen leads to the rear garden, and there is ample space for a dining table and chairs. An inset log burner and built-in storage cupboards are featured in the dual aspect living room. A study and a cloakroom are also included on the ground floor.

Four bedrooms are located on the first floor, two with uninterrupted views across the countryside and one with built-in wardrobes. In addition, there is a modern family bathroom.

Furthermore, the property benefits from double glazing, gas central heating, a large rear garden and off-road parking. To appreciate all the property has to offer in full and its location, your earliest viewing comes highly recommended!

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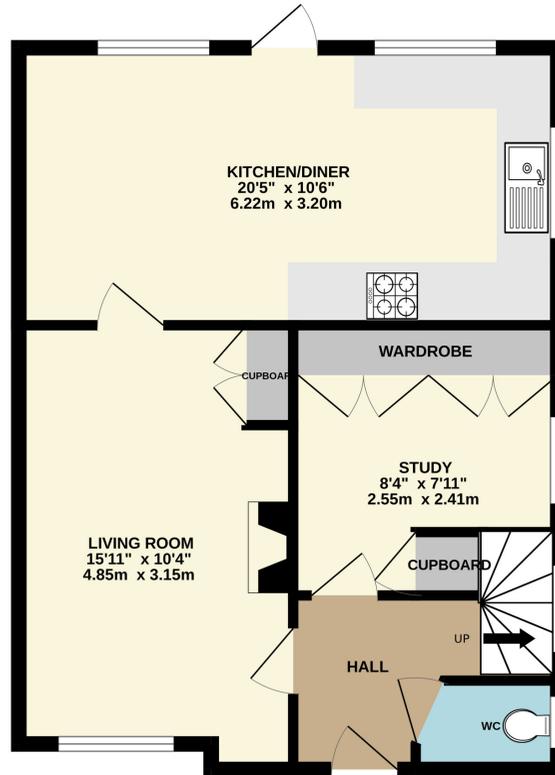
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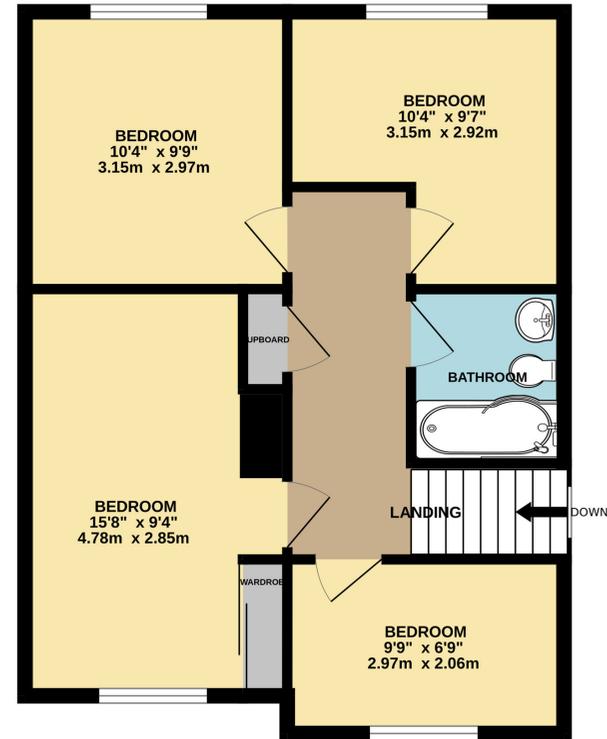
Key Features:

- Deceptively Spacious Semi-Detached House
- Living Room With Log Burner
- Ground Floor Study & Cloakroom
- Semi-Rural Location
- No Onward Chain
- Four Bedrooms
- Dual Aspect Kitchen/Diner
- Modern Family Bathroom
- Stunning Countryside Views

GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 1088 sq.ft. (101.1 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

A stone laid driveway provides off-road parking at the front of the property.

The large rear garden is predominately laid to lawn with an area of raised decking ideal for alfresco dining and to enjoy the views. You will find an outdoor power point and gated side access to the front of the property.

Location

Situated on the outskirts of 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, just 1.6 miles away, with regular services into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. The closest Primary School is Little Common School, currently rated as 'Outstanding' on the latest Ofsted report. From the property itself you will find many public twittens offering scenic countryside walks.

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4 Bedroom 1 Bathroom 2 Reception

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