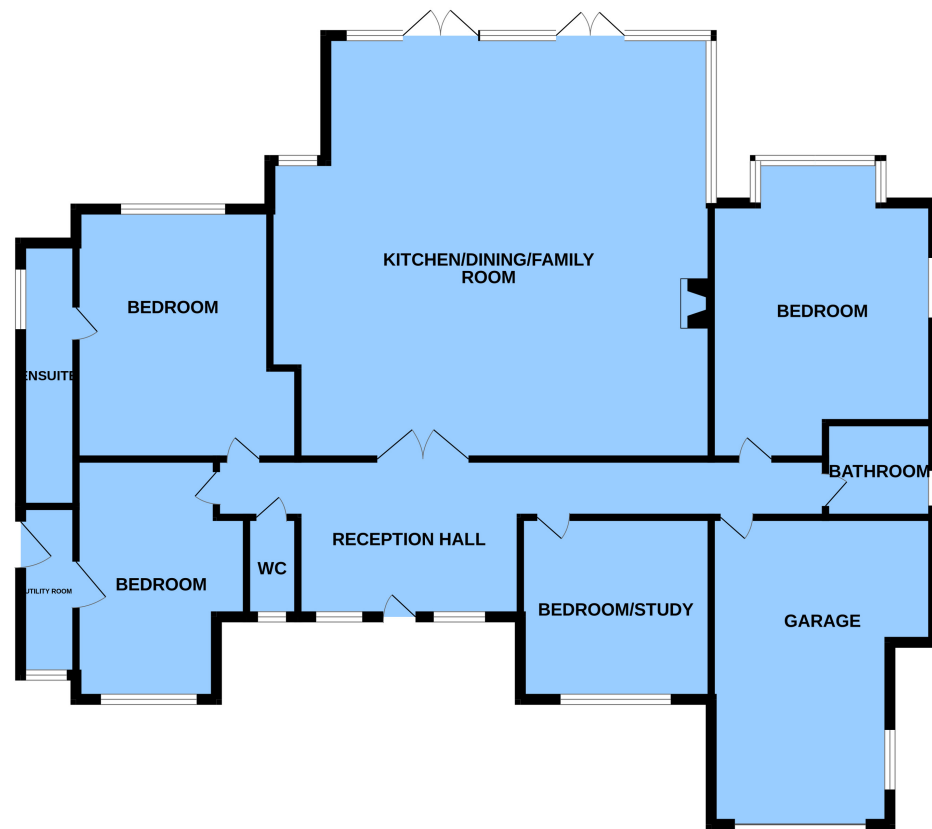


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

GROUND 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. Made with Metropix ©2023



The Squirrels, Barnhorn Road, BEXHILL-ON-SEA TN39 4QL **£769,000 freehold**

This immaculate detached single storey property enjoys a large level south facing garden with an impressive living area and three/four bedrooms with further potential for loft conversion, subject to any necessary consents.

- Single Storey
- Impressive Kitchen/Living Area
- South Facing Level Gardens
- Integral Garage
- Sea Views
- High Specification
- 4 Bedrooms
- Many Features

## Description

Viewing is considered essential to appreciate this impressive and well presented detached single storey property that takes full advantage of its wonderful setting with stunning views over rolling countryside and to the English Channel. The property enjoys an exceptional specification with the benefit of double glazing and gas central heating throughout. At the centre of the house is a fabulous kitchen/living space complete with a wood burning stove and two sets of double french doors that enjoys views over the level south facing gardens and onto the English Channel. There are up to four spacious bedrooms, one with an en-suite and one ideal as a home office. In addition the large reception hall offers the potential for a staircase which could give access to the loft which has potential to be converted into additional accommodation, subject to obtaining the necessary consents. With extensive parking to the front and integral garage, viewing is highly recommended to appreciate the wonderful setting and stunning sea views.

## Directions

From Little Common roundabout proceed west where No.139 will be seen on the left hand side.

## THE ACCOMMODATION

With approximate dimensions is approached via

## COVERED PORCH

12' 9" x 3' 10" (3.89m x 1.17m)

## RECEPTION HALL

10' 9" x 8' 7" (3.28m x 2.62m) Opening to inner hallways to either side with loft access with pull down ladder, recessed lighting, double glazed doors leading to



## KITCHEN/DINING/FAMILY ROOM

24' 2" x 23' 10" (7.37m x 7.26m) An impressive triple aspect room with wide glazing taking in views of the garden and beyond with two sets of french doors, all arranged around a centre column with parquet flooring, wood burning stove and range of fitted base and wall mounted high gloss kitchen cabinets incorporating cupboards and drawers with space and plumbing for appliances, integrated dishwasher, space for cooker. There is a large area of Quartz working surface incorporating a four ring ceramic hob and a one and a half bowl stainless steel sink with mixer tap and etched drainer, a hard wood breakfast bar opens through to the living and dining area with sea views.



## BEDROOM

13' 5" x 12' 0" (4.09m x 3.66m) Dual aspect room with box bay window taking in sea views.

## BATHROOM

7' 0" x 5' 10" (2.13m x 1.78m) With obscured window to side, polished porcelain tiled floor, part tiled walls and fitted with a panelled bath with shower and shower screen, vanity sink unit with mirror and lighting above, low level wc, heated towel rail.

## INTEGRAL GARAGE

15' 5" x 12' 1" (4.70m x 3.68m) With roller shutter door, window and door to side, power and light, painted floor and walls.

## BEDROOM

10' 0" x 9' 0" (3.05m x 2.74m) With window to front, parquet flooring.

## WC

Polished tiled flooring, part tiled walls and fitted with vanity sink unit and low level wc, heated towel rail, wall mounted boiler.

## BEDROOM

12' 7" x 9' 9" (3.84m x 2.97m) Window to front, wood flooring, recessed lighting and connecting door to



## UTILITY AREA

8' 8" x 3' 0" (2.64m x 0.91m) Space and plumbing for washing machine, large Butler sink, glazed door to outside.

## BEDROOM

13' 5" x 11' 6" (4.09m x 3.51m) With window taking in views of the garden and beyond, recessed lighting, door to

## EN-SUITE

With obscured window to side, fully tiled, fitted with a glazed shower, heated towel rail, vanity sink unit, concealed cistern wc.

## OUTSIDE

The property is approached via double gates to a large area of gravelled turning and parking with access to the garage and gated access to the side and rear of the property. The rear garden offers a substantial area of patio that takes in views over the garden and towards the English Channel. There is a greenhouse, timber shed and a large expanse of level lawn that is fenced and hedge enclosed offering a good degree of privacy with breathtaking views over open countryside and onto the English Channel.



**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.