



99 Little Common Road, Bexhill-on-  
Sea, East Sussex TN39 4JA



## PROPERTY DESCRIPTION

A character 3 double bedroom semi detached house situated in West Bexhill with rear vehicular access and garage. Enclosed entrance porch, entrance hall, south facing sitting room, dining room, kitchen, ground floor toilet, family bathroom, gas boiler and radiators, good size south facing garden. EPC - D.

## FEATURES

- 3 Double Bedrooms
- West Bexhill
- Rear Vehicular Access
- Large Garden
- 2 Reception Rooms
- Ground Floor Toilet
- Family Bathroom
- Council Tax - D
- South Facing Garden





## ROOM DESCRIPTIONS

### Entrance Porch

Double glazed entrance porch with tiled floor.

### Entrance Hall

With radiator, storage cupboard, central heating thermostat.

### Ground Floor W/C

Fitted with lower level WC, wash hand basin, double glazed frosted window.

### South Facing Sitting Room

16' 8" x 13' 5" (5.08m x 4.09m) Having double glazed French doors leading onto the rear garden with double glazed windows to either side, brick built fireplace, television point, telephone point, radiators, built in display cabinet with cupboard under.

### Dining Room

14' 7" x 13' 6" (4.45m x 4.11m) Double glazed windows overlooking the front of the property, two radiators, television point.

### Kitchen

10' 6" x 9' 10" (3.20m x 3.00m) With single bowl stainless steel sink unit with mixer tap and cupboards under, double glazed window overlooking the front of the property, plumbing for washing machine, range of working surfaces with cupboards and drawers under with matching wall mounted cupboards over, space for gas cooker, space for fridge and freezers, further double glazed window overlooking the rear garden and double glazed door giving access to the side lean to with doors to front and rear.



### Landing

Stairs rising to first floor landing with access to loft space and over stairs storage cupboard, double glazed window.

### Bedroom 1

14' 4" x 13' 6" (4.37m x 4.11m) Double glazed windows overlooking the front of the property, vanity unit with inset wash basin, built in wardrobes and radiator.

### Bedroom 2

14' 0" x 10' 0" (4.27m x 3.05m) Double glazed window overlooking the rear of the property, radiator.

### Bedroom 3

10' 8" x 9' 7" (3.25m x 2.92m) Double glazed window overlooking the rear the property, radiator, built in airing cupboard.

### Bathroom

Fitted panel bath with independent electric shower over, low level WC, wash hand basin, radiator, double glazed, frosted window.

### Outside

To the front of the property the gardens are laid to lawn and screened by hedging. The principal area of gardens are located to the rear of the property with a southerly aspect, laid to lawn with flower and shrub borders. There is a garage at the foot of the garden, accessed via Glenthorne Road.

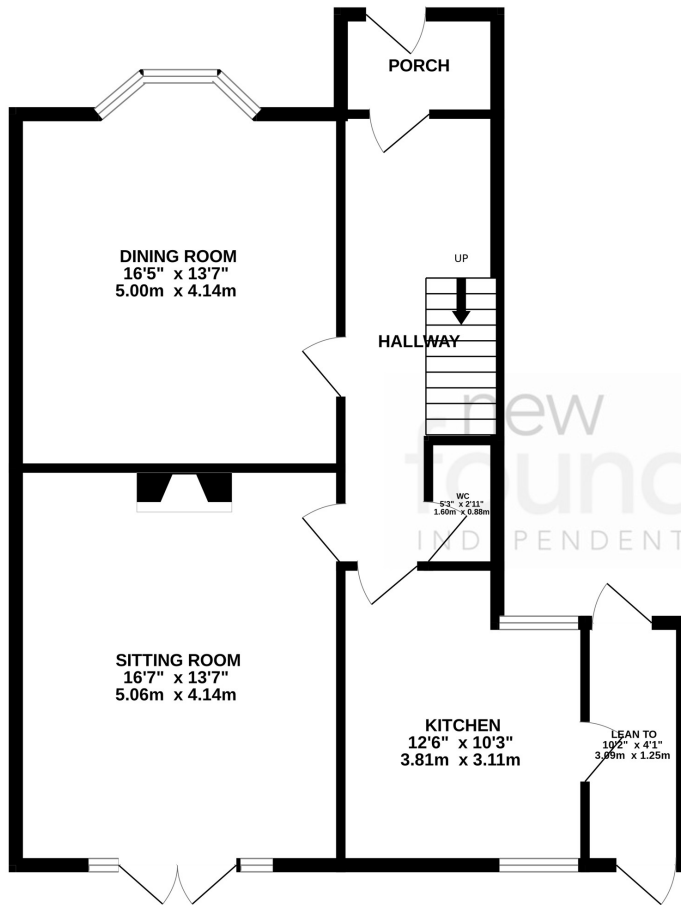
### Garage

With up and over door

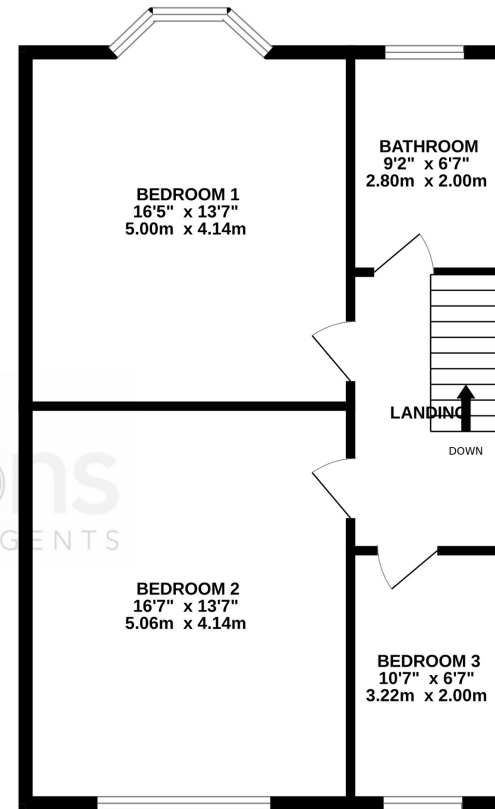


# FLOORPLAN

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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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>		83
(55-68)	<b>D</b>	63	
(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	

