



**31 Little Twitten, Bexhill-on-Sea, East  
Sussex TN39 4SS**





## PROPERTY DESCRIPTION

A well presented three bedroom house situated in the highly sought after COODEN area of Bexhill and within easy access to the beach, train station & The Cooden Beach Golf Club. Little Common Village with its shops, cafe's and restaurants is also only a short walk away. The accommodation is set over three floors and comprises; entrance porch, lounge with log burner, impressive kitchen/breakfast room which is open to the dining area with French doors leading to the garden. On the first floor there are two bedrooms, modern bath/shower room with WC and additional WC. On the top floor is the master bedroom with views over the Pevensey Levels and fitted wardrobes. Outside there is off road parking and a mainly lawned rear garden with patio area. EPC - C.

## FEATURES

- Three Bedroom House Set Over Three Floors
- Highly Sought After 'Cooden' Location
- Short Distance To Cooden Beach, Train Station & Golf Club
- Lounge With Log Burner
- Off Road Parking
- Extended Ground Floor Accommodation To Provide Dining Area
- Impressive Kitchen/Breakfast Room
- Modern Bath/Shower Room With WC
- Additional WC
- Council Tax Band - C







## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC door, double glazed window to the front, quarry tiled floor.

### Lounge

17' 10" x 10' 11" (5.44m x 3.33m) Double glazed window to the front, feature brick fireplace with inset log burner, radiator, door leading to staircase rising to the first floor.

### Kitchen/Breakfast Room

14' 6" x 9' 7" (4.42m x 2.92m) UPVC door to the rear leading to the garden, spotlights, a modern re-fitted kitchen comprising; a range of working surfaces with inset sink with mixer tap and grooved drainer, inset five ring gas hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in dishwasher, cupboard housing gas fired boiler and with plumbing for washing machine.

### Dining Area

8' 3" x 7' 4" (2.51m x 2.24m) Double glazed window to the side and double doors to the rear leading to the garden, wall lights, radiator.

### First Floor Landing

Double glazed window to the rear overlooking the garden, radiator, stairs rising to the second floor.

### Bedroom Two

11' 8" x 10' 4" (3.56m x 3.15m) Double glazed window to the front, radiator.

### Bedroom Three

10' 0" x 6' 9" (3.05m x 2.06m) Double glazed window to the front, built-in cupboard, radiator.

### Bath & Shower Room

Double glazed frosted glass window to the rear, a matching and modern four piece suite comprising; panelled bath with mixer tap and retractable handheld attachment, large walk-in shower cubicle, low level WC, wash hand basin with drawers under, heated towel rail.

### WC

Double glazed frosted glass window to the rear, low level WC, wash hand basin with mixer tap.

### Master Bedroom

14' 9" x 9' 1" (4.50m x 2.77m) Situated on the second floor with two double glazed windows to the front with views across the Pevensy Levels, radiator, a range of built-in furniture.

### Outside

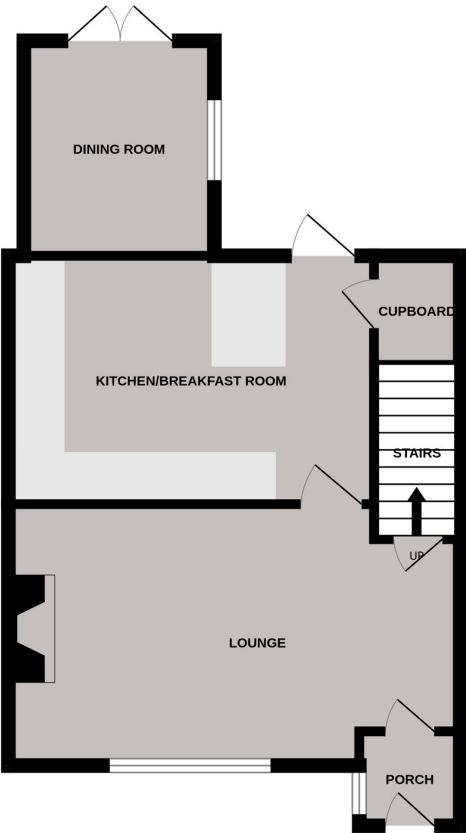
To the front of the property there is a block paved driveway providing off road parking, the remainder of the front is laid to lawn with steps up to the front door.

Adjacent to the rear of the property there is a patio area, timber storage with power and plumbing for washing machine, timber framed shed, smaller timber framed wendy house, area laid to lawn, further patio area, raised decking.

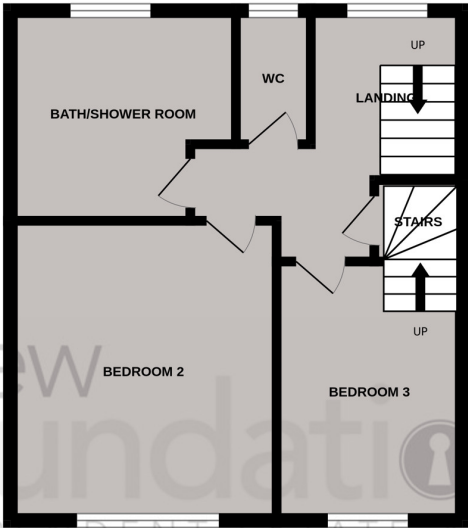


FLOORPLAN

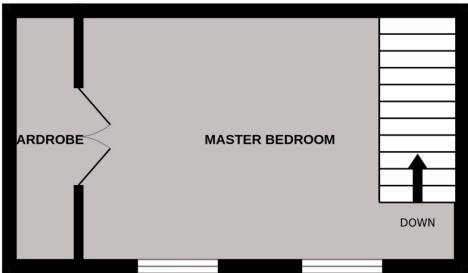
GROUND FLOOR



1ST FLOOR



2ND 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+)	A	84
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	72
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

