



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

133 Barnhorn Road, Bexhill-on-Sea, East Sussex TN39  
**£750,000** <sup>4QL</sup>  
Offers over

5 Bedroom

2 Bathroom

3 Reception







## AT A GLANCE...

With stunning views across the countryside and out to sea, Bexhill Estates are delighted to offer this truly remarkable detached house for sale. Situated in the favourable Little Common location of West Bexhill, this house has been completely remodelled and finished to an exceptionally high standard. On entry to the house, an impressive reception hall provides access to most of the ground floor accommodation. A superb kitchen/reception room with aluminium sliding doors leads out to the south-facing sun terrace, which enjoys uninterrupted views of the surrounding countryside. The kitchen has a range of matching wall and base units with a central island unit and integrated appliances including granite work surfaces and splashbacks, a dishwasher, an instant hot water tap, an induction hob, two eye-level ovens and space for a fridge/freezer. In addition, the ground floor boasts a utility room with fitted units and space & plumbing for appliances, a living room, a cloakroom, a home office and a ground floor bedroom. An imposing picture window adorns the first-floor landing with a glass balustrade staircase. The master suite benefits from a vaulted ceiling, a dressing area, an en-suite shower room and aluminium sliding doors providing outstanding elevated views. Furthermore, the first-floor benefits from three further double bedrooms, one with fitted wardrobes and a luxury, fully tiled, four-piece bathroom suite.



### Key Features:

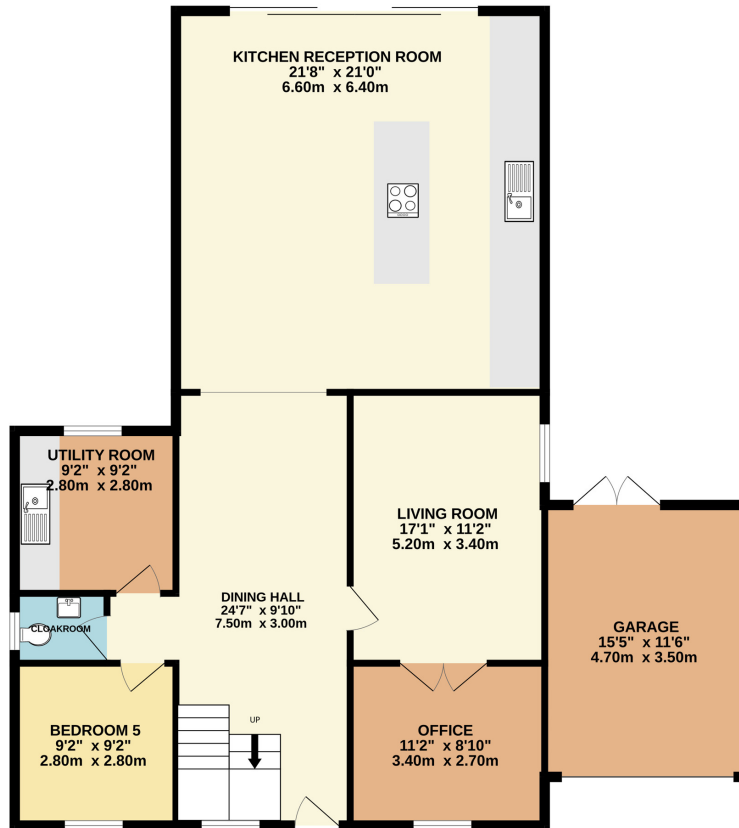
- Magnificent Detached House
- Master Suite With Dressing Area & Shower Room
- Extensive Off-Road Parking & Garage
- South Facing Rear Garden
- Three Reception Rooms
- Stunning Views
- Little Common Location
- High Specification Throughout

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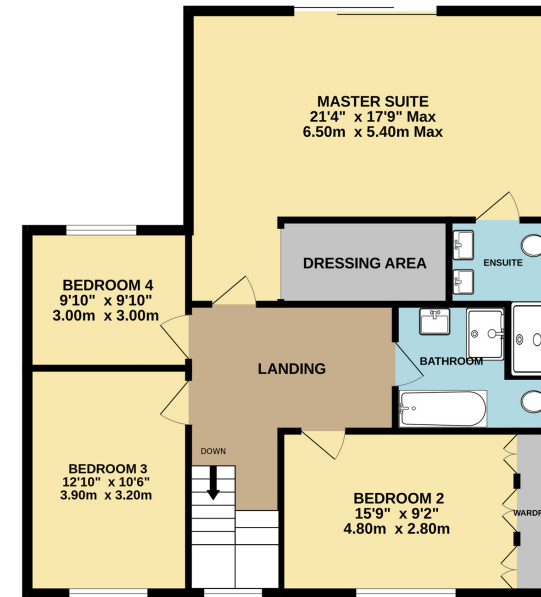
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GROUND FLOOR  
1356 sq.ft. (126.0 sq.m.) approx.



1ST FLOOR  
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 2240 sq.ft. (208.1 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	73	81
	EU Directive 2002/91/EC	

### ADDITIONAL FEATURES -

The house has been subject to major improvements and some impressive additional features that include; A full re-wire, a new plumbing system with a digital boiler and a 250 litre unvented water cylinder. Zoned under-floor heating throughout the ground floor and both first-floor bathrooms. Dual fuel heated towel rails, air conditioning in the master suite and an industrial grade WIFI booster.

### OUTSIDE -

To the front of the property, you will find extensive off-road parking and access to the integral garage via an electric roller door. The garage is currently used as a home gym and benefits from power, light and double doors open to the rear garden. The generously sized rear garden is predominantly laid to lawn with a porcelain tiled patio ideal for alfresco dining and a further decked seating area to the side where you can enjoy the evening sun.

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