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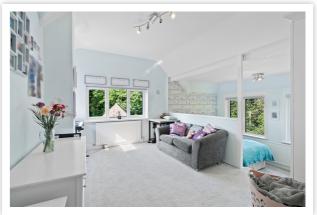
AT A GLANCE...

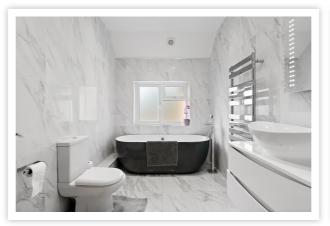
Located on a large plot, this substantial detached house commands an impressive position. Featuring a blend of character and charm alongside modern fixtures and fittings, all reception rooms have a double aspect, bringing a lot of natural light into the house. A marble flooring welcomes guests into the spacious reception hall, which leads to the impressive tripleaspect kitchen reception room with built-in seating and matching wall and base units. There is space for additional appliances as well as a dishwasher and microwave oven integrated into the design. Located adjacent to the kitchen is the formal dining room, which offers views of the rear garden. A home office and a cinema room are also located on the ground floor, as well as a sitting room with an attractive brick fireplace. The dual aspect master suite on the first floor has a walk-in wardrobe, a south-facing balcony, and a four-piece en-suite bathroom. Five additional double bedrooms are located on the first floor, along with a utility room, a bathroom, and a shower room. The majority of the rooms have electric blinds and some even have USB speakers built-in. Other features include double glazing and gas central heating.

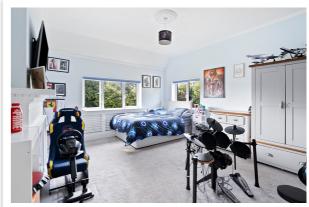
Beech Court House, Little Common Road, Bexhill-on-Sea, East Sussex, TN39 4LA











Key Features:

- Substantial Detached House With Character & Charm
- Three Reception Rooms
- Three Bathrooms
- Popular Little Common Location
 Double Garage & Extensive Off
- Wrap Around Gardens
- Six Double Bedrooms
- Detached Double Garage & Extensive Off Road Parking
 - Road Parking



Beach Court House, Little Common Road, Bexhill-On-Sea, TN39 4LA



Floor area 161.6 m² (1,740 sq.ft.)

First Floor
Floor area 147.8 m² (1,591 sq.ft.)

TOTAL: 309.4 m² (3,330 sq.ft.)

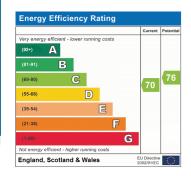
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).



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.







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6 Bedroom 5 Bathroom 5 Reception

Exterior

A large sweeping driveway can be found at the front of the property that provides off-road parking for several vehicles. There is a detached double garage with the opportunity to convert the first floor space (subject to planning permission & building regulations approval). The front garden is laid to lawn with retaining walls, mature shrubs and trees offering a great deal of privacy.

Rear garden - There is a large patio area across the rear and both sides of the property, an area of decking with covered space installed with lighting, ideal for a hot tub. Additionally, there is BBQ area, decked seating area, an area of artificial lawn and a covered seating area. Furthermore, there is a log cabin with light and power and double glazed doors, currently used as a games room and outside bar.

Location

The property is situated in the a popular location of Little Common in West Bexhill. Located within walking distance from the village of Little Common, offering a range of independently owned shops, a late opening Tesco Express, Doctors surgery & dentist. The closest School is Little Common Primary School, currently rated as 'outstanding' on the most recent OFSTED report. Bexhill Mainline railway station and the seafront promenades are just under 2 miles away.

