



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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£895,000 Beech Court House, Little Common Road TN39 4LA
6 Bedroom 3 Bathroom 3 Reception



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 triple-aspect 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

 6 Bedroom  3 Bathroom  3 Reception

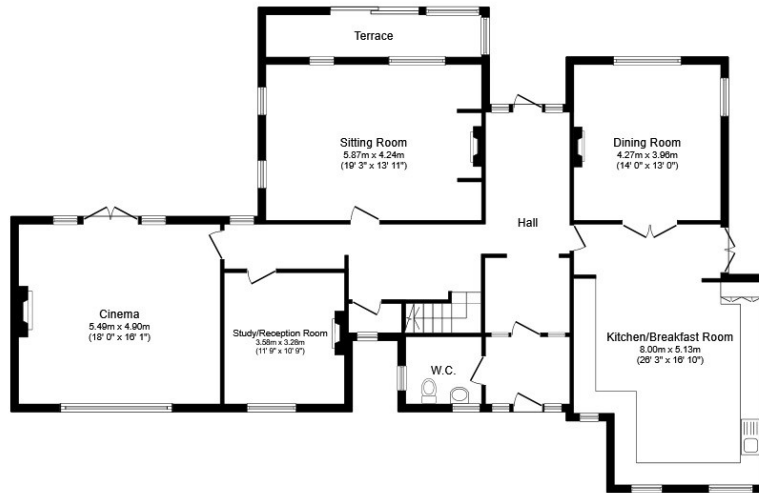


Key Features:

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

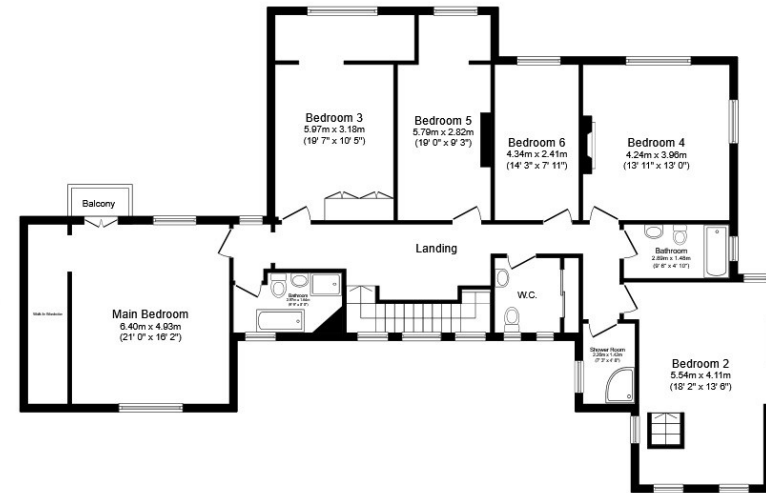

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Beach Court House, Little Common Road, Bexhill-On-Sea, TN39 4LA



Ground Floor

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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	76
England, Scotland & Wales		EU Directive 2002/91/EC	

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.

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