




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£800,000 Barnhorn Road, Bexhill-on-Sea TN39 4QL
🛏️ 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.



Barnhorn Road, Bexhill-on-Sea, East Sussex,
TN39 4QL

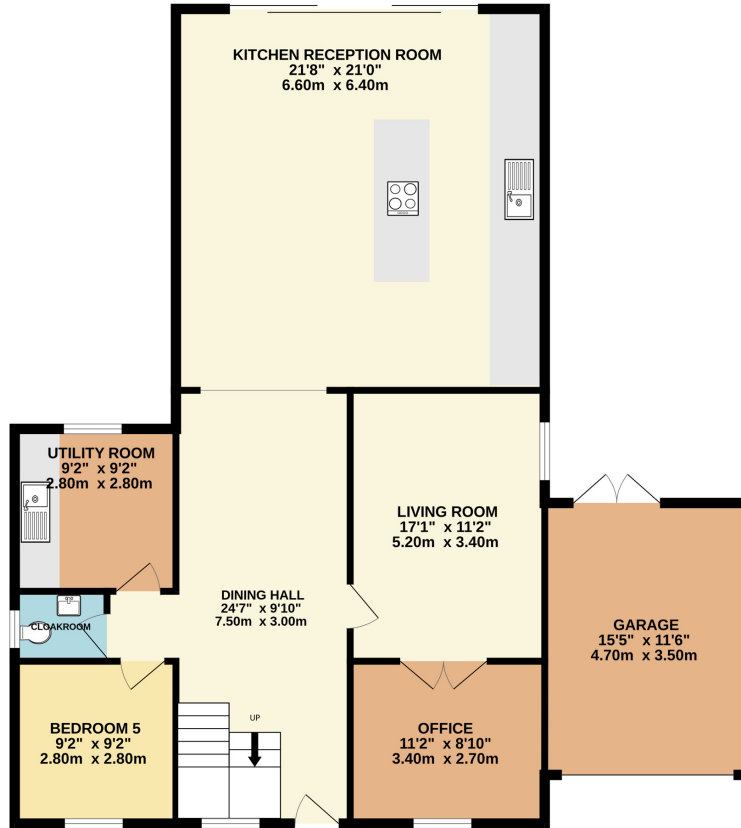
 5 Bedroom  2 Bathroom  3 Reception

Key Features:

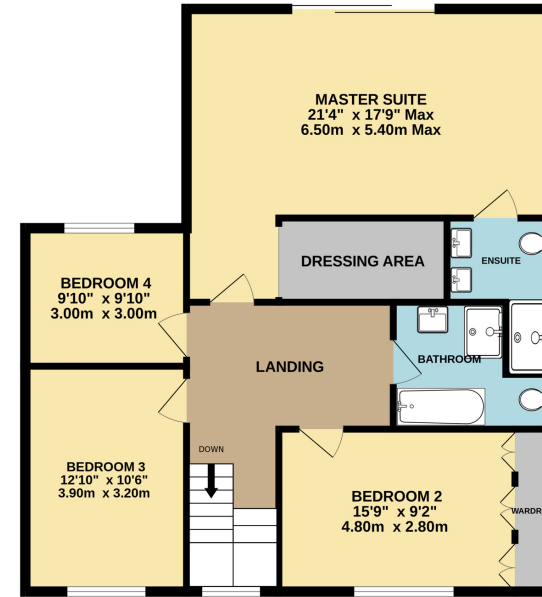
- Magnificent Detached House
- Master Suite With Dressing Area & Shower Room
- Extensive Off-Road Parking & Garage
- South Facing Rear Garden
- Three Reception Rooms
- Stunning Views
- Little Common Location
- High Specification Throughout


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