



8 Magpie Close, Bexhill-on-Sea, East Sussex, TN39 4EU  
Immaculately Presented Little Common Family Home For Sale £575,000





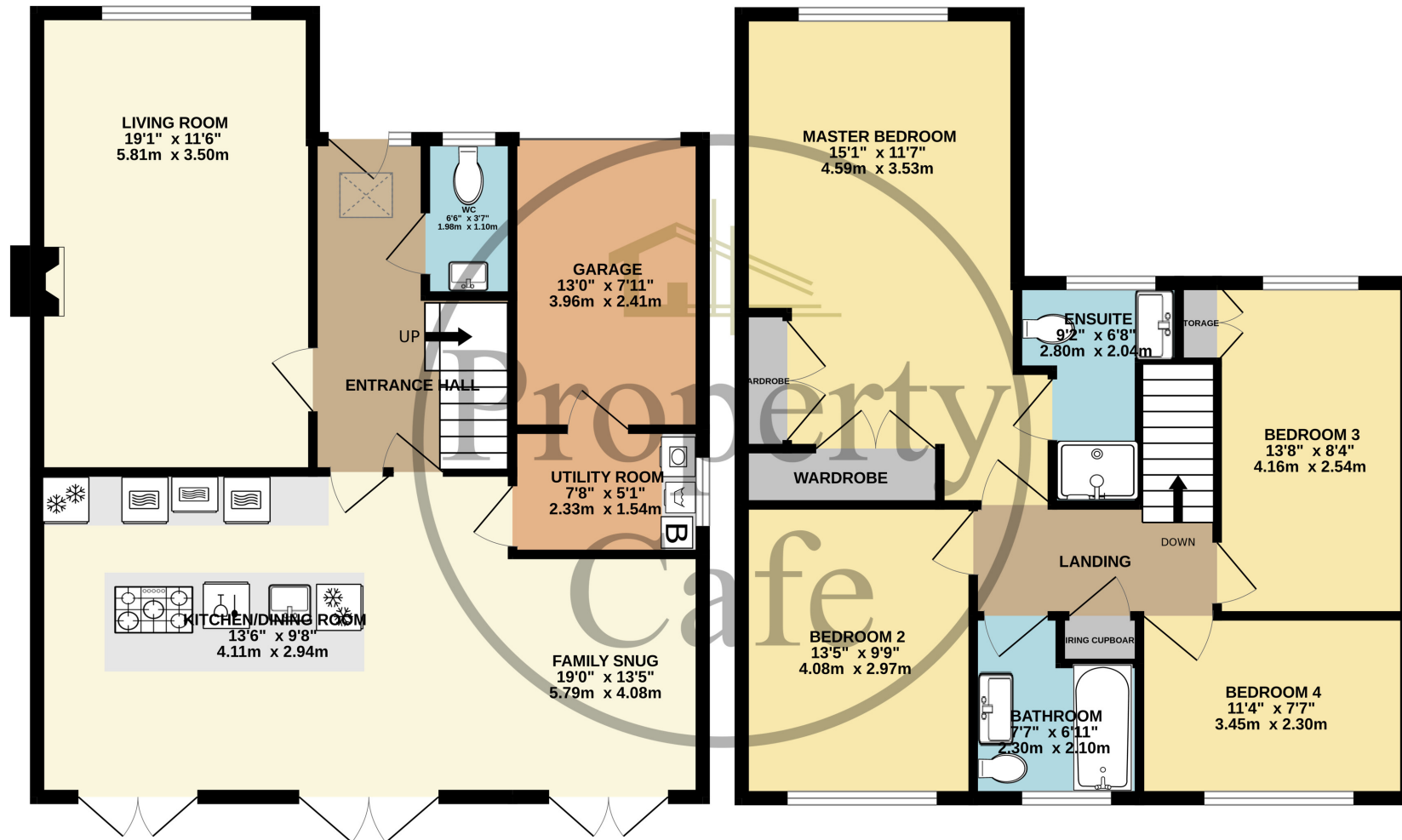
Property Cafe are delighted to present to the market this stunning four bedroom detached family home for sale position in an incredibly sought after pocket of Little Common. Accommodation and benefits include; A bright & airy entrance hall giving access to all ground floor rooms; Separate lounge to the front of the property with feature log burner; Open plan Kitchen/Family Room vast in space and leading to the garden via patio doors with a solar film to protect little ones, the kitchen newly fitted and finished to a very high spec including integrated appliances, twin ovens plus additional dual microwave oven, fridge freezer, concealed dishwasher, induction hob, ceiling mounted extractor hood and boiler hot water tap; Utility room offering ample space for additional white goods and worktop space; Ground floor WC. Upstairs comprises of four well proportioned bedrooms, the master boasting dressing area and en-suite shower room consisting of walk-in shower, wash basin & WC; Family bathroom including bath with shower attachment, wash basin & WC. Externally this property offers single garage with electric roller door, off-road parking for several cars and a manicured rear garden. The home also benefits from hive heating controls, new electric consumer unit, new soffits and fascia cladding and a overhauled roof. We recommend you view at your earliest convenience.

The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows you international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



**GROUND FLOOR**  
808 sq.ft. (75.0 sq.m.) approx.

**1ST FLOOR**  
715 sq.ft. (66.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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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At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





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- Stunning Detached Family Home For Sale
- Extended Open Plan Kitchen/Family Room
- High End Fitted Kitchen With Integrated Appliances
  - Separate Lounge.
  - Utility Room
  - Ground Floor WC
- Master Bedroom With Dressing Area & En-Suite
- Four Well Proportioned Double Bedrooms
  - Modern Fitted Family Bathroom.
- Single Garage With Electric Roller Door
  - Off-Road Parking For Several Cars
  - Immaculate Condition Throughout
  - Sought After Little Common Location
    - Viewing Highly Recommended