



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£365,000** Spring Lane, Bexhill-on-Sea, East Sussex TN39 4ET  
🛏️ 3 Bedroom 🚿 1 Bathroom 📺 1 Reception







## AT A GLANCE...

In the sought-after Little Common neighbourhood of West Bexhill, we are delighted to offer for sale this remarkable end-of-terrace house. This property has been refurbished and extended under its current ownership, and now offers modern fixtures and fittings throughout, as well as accommodation comprising; A good-sized lounge featuring a media wall and access to the superb kitchen/diner. Featuring matching wall cabinets, base cabinets, and quartz surfaces, the kitchen is stylish and functional. There is an impressive vaulted ceiling with a skylight and integrated appliances include a washing machine, dishwasher, an induction hob and space for both an oven and wine cooler. In addition, bi-fold doors open out to the rear garden and there is a useful storage cupboard. Two good-sized double bedrooms and a single bedroom are found on the first floor, all with built-in wardrobes. A fully tiled bathroom comes with a P-shaped bath with shower over, wash hand basin and low level WC. Furthermore, the house benefits from gas central heating and double glazing.



### Key Features:

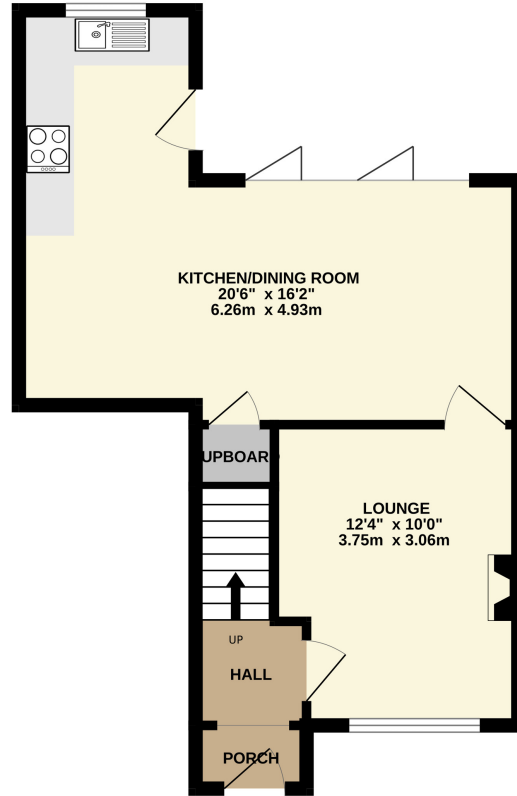
- Exceptional End Of Terrace House
- Impressive Kitchen/Diner With Vaulted Ceiling
- South/West Facing Rear Garden
- Favourable Little Common Location
- Three Bedrooms
- Refurbished To A High Standard & Extended
- Off Road Parking
- Double Glazed & Gas Central Heating

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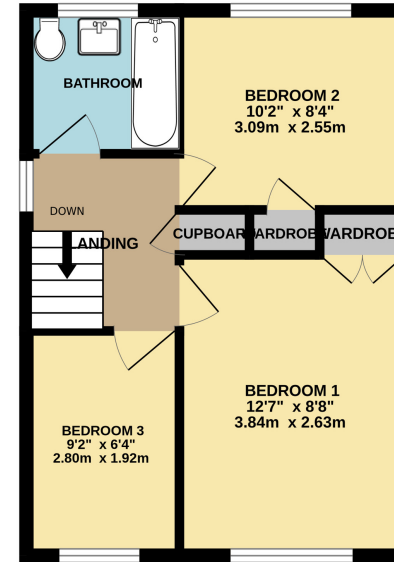
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GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 772 sq.ft. (71.7 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+)	<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		63	85
EU Directive 2002/91/EC			

## OUTSIDE

The front garden has a raised flower bed and a block-paved driveway to the side with an electric vehicle charging point.

The rear garden is South/West facing and described by the owners as a sun trap! Predominantly laid to artificial lawn and a large area of composite decking, ideal for alfresco dining. In addition, you will find a pizza oven, retractable washing line, outside water supply and a gate to the bin store area.

## LOCATION

The property is a short walk into the village of Little Common that gives you access to, amongst others, a pub with a restaurant, Tesco Express, GP surgery, pharmacy, hairdressers, launderette, and a delicatessen. Local buses will take you to Bexhill town centre and Hastings, or Eastbourne. Cooden train station is just 1.4 miles away offering direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Little Common Primary School is also within the village, currently rated as 'Outstanding' on the most recent Ofsted report.

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