



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£815,000** Barnhorn Road, Bexhill-on-Sea, East Sussex TN39 4QE  
🛏️ 5 Bedroom 🚿 2 Bathroom 🛋️ 4 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this exceptional detached property full of natural light, character and charm. Conveniently located in Little Common, West Bexhill within walking distance of the village, the house offers accommodation in brief comprising; An enclosed entrance lobby opening into the reception hall. A spacious reception hall leads into two spacious reception rooms, each with a feature fireplace, and both with double doors that open onto a south-facing orangery, with a fantastic view over the rear garden. The bespoke kitchen/breakfast room offers a range of oak wall units and base units with feature lighting, granite work surfaces and integrated appliances including; A breakfast bar, a dishwasher, a Rangemaster cooker, a fridge/freezer and a microwave oven. From the kitchen, a lobby leads through to a pantry and access is available to the tandem garage. The dining room is open plan with a kitchen/breakfast room and benefits from storage cupboards, double doors into the orangery and access out to the rear garden. Additionally, on the ground, you will find a dual-aspect double bedroom with a neighbouring bathroom suite. An imposing staircase leads up to the half-gallerie landing providing access to all bedrooms. The master bedroom offers extensive fitted bedroom furniture and access to a large four-piece en-suite bathroom. The first floor has two other good-sized double bedrooms with wardrobes and a WC. All bedrooms on the first floor benefit from stunning uninterrupted views across the countryside and as far-fetched as Beach Head. Furthermore, the house has a ground-floor cloakroom, study/bedroom 5, a tandem garage, extensive off-road parking and a substantial south-facing rear garden with a heated swimming pool. A viewing of this truly unique property at your earliest convenience is highly recommended to appreciate both its location and versatility!



### Key Features:

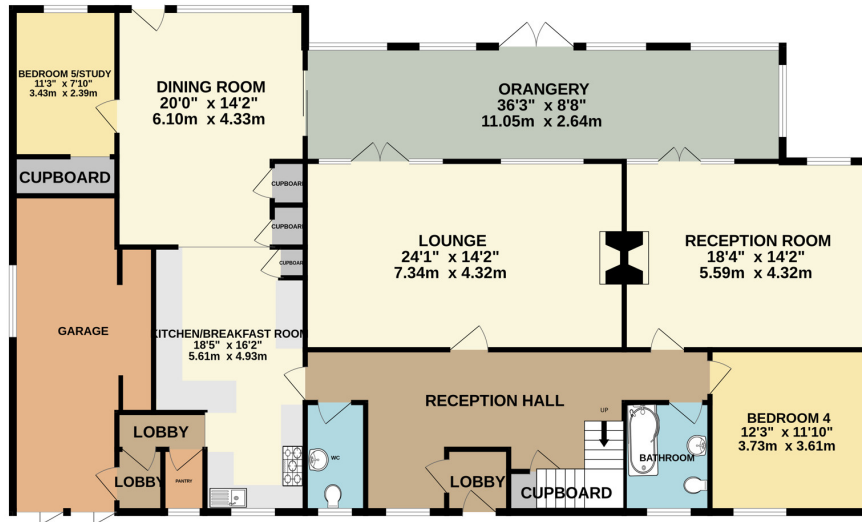
- Substantial Detached Property
- Four Reception Rooms
- Double Glazing & Gas Central Heating
- South Facing Orangery
- Five Double Bedrooms
- Extensive South Facing Rear Garden & Sun Terrace
- Little Common Location
- In & Out Driveway For Multiple Vehicles

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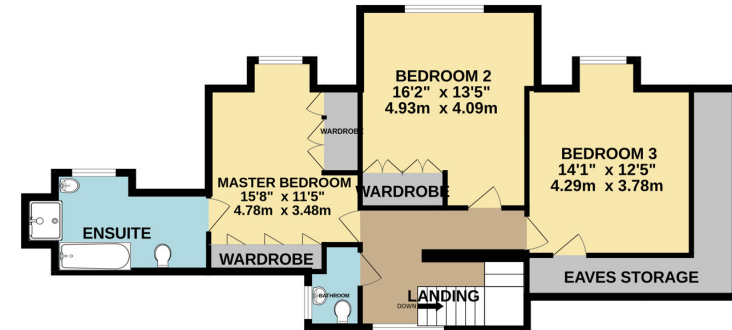
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GROUND FLOOR  
2250 sq.ft. (209.0 sq.m.) approx.

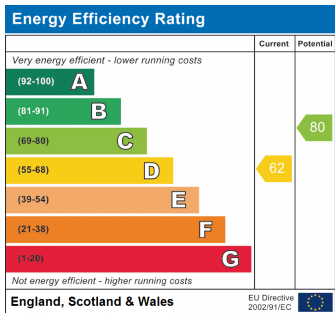


1ST FLOOR  
825 sq.ft. (76.7 sq.m.) approx.



TOTAL FLOOR AREA : 3075 sq.ft. (285.7 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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### Outside -

To the front of the property you will find a considerably sized driveway providing off-road parking for multiple vehicles. Access is available into the garage and to the rear garden.

The rear garden is considered a real feature of this property. South-facing and predominately laid to lawn with a large timber framed workshop with power & light, under ground air raid shelter which is being used as a wine cellar and an over ground swimming pool. You will find an impressive south-facing sun terrace spanning the width of the property, a pond and an array of mature shrubs, plants and trees.

### Location -

Situated on the outskirts of the sought-after Village of Little Common offering a range of independently owned 'Day-to-Day' shops, Doctors' surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station, just 1.1 miles away, with regular services into Hastings, Eastbourne, Brighton, Gatwick and London Victoria. The closest Primary School is Little Common Primary School, currently rated as 'Outstanding' on the latest Ofsted report.

From the property itself you will find many public twittens offering scenic countryside walks.

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