



Tel: 01424 233330









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 southfacing 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!









Barnhorn Road, Bexhill-on-Sea, East Sussex, **TN39 4QE**





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



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.

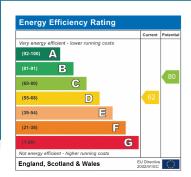
Made with Metropix ©2023



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.







Barnhorn Road, Bexhill-on-Sea, East Sussex, **TN39 4QE**



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.

