



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£350,000** Little Common Road, Bexhill-on-Sea TN39 4JB  
🛏️ 3 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception







## AT A GLANCE...

It is our pleasure to offer this charming Larkin built Semi-Detached house for sale through Bexhill Estates. This property is located in West Bexhill and boasts an abundance of a cottage feel. The property offers two/three bedrooms, a kitchen/breakfast room, lounge and separate dining room with patio doors leading out to a decked area, and bathroom. Outside, there are front and rear gardens, the rear garden laid with lawn and decking. Situated close to Bexhill Down, within walking distance of a local convenience store, and within half a mile of Little Common Village and Bexhill town centre. Viewing is highly recommended to appreciate the property. For further information, please call us on 01424 233330.



Little Common Road, Bexhill-on-Sea, East Sussex, TN39 4JB

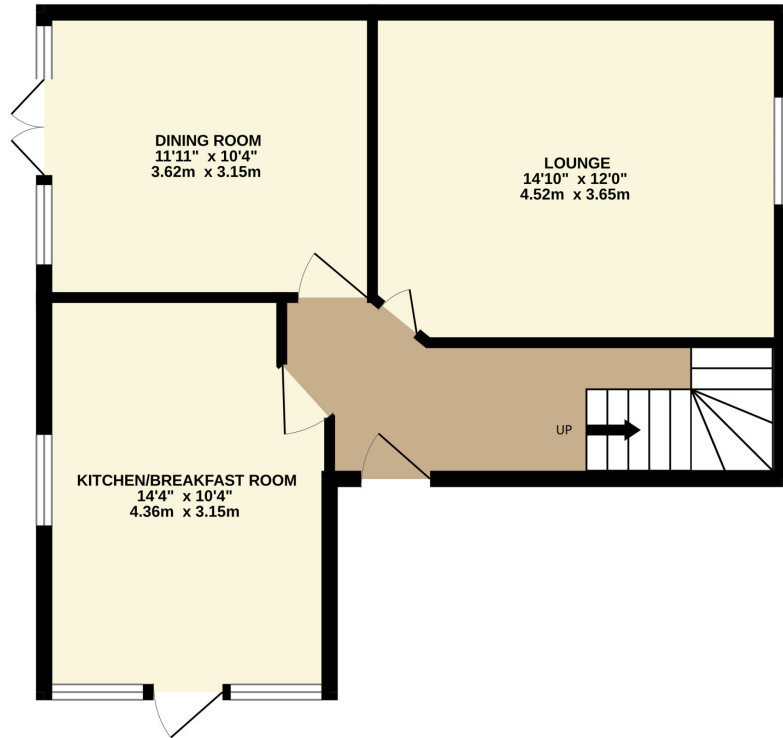
 3 Bedroom  1 Bathroom  2 Reception

### Key Features:

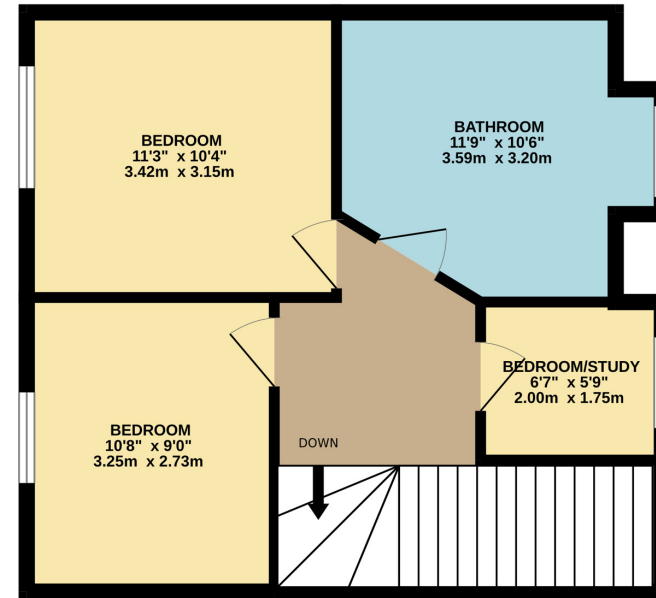
- Charming Larkin Built Semi Detached House
- Two Double Bedrooms
- Double Glazed & Gas Central Heating
- Attractive Front and Rear Gardens
- Two Reception Rooms
- Small Third Bedroom/Study
- Spacious Family Bathroom

  
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GROUND FLOOR



1ST FLOOR



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			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Outside:-

The front and rear garden are a real feature to the property making it feel very cottage like. The front being mostly laid to lawn with beautiful shrubs to borders. To the rear there is a large decking area, leading down to a substantial lawned area, with areas of wild planting for the wildlife. There is also two timber framed garden sheds one to the bottom of the garden and the another on the decking area.

### Location:-

The Property is located in a sought-after location in West Bexhill. Close by you will find Bexhill Town Centre just 1.2 miles away and the village of Little Common just 1.1 miles away. Within a short distance, you will find both Primary & Secondary Schools and bus routes. Collington train station is just 1 mile away with regular routes into Brighton, Gatwick & London Victoria.

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