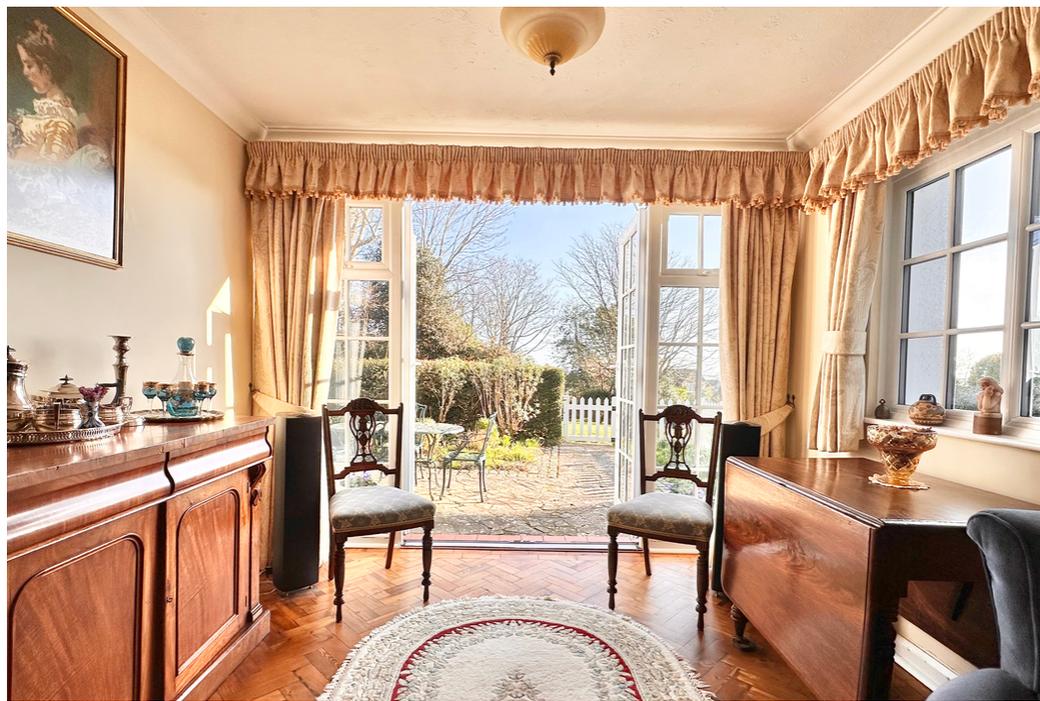





BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

2 Kewhurst Manor Cottages, Little Common Road,
Bexhill-on-Sea, East Sussex TN39 4LF
£365,000  2 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

An exceptional opportunity to acquire this beautifully presented two-bedroom semi-detached cottage, forming part of the historic former coach house within the highly regarded Kewhurst Manor estate in Little Common. Believed to date back to 1895, the original section of Kewhurst Manor House exudes heritage and charm, and this delightful cottage perfectly blends period character with modern comfort. Enjoying both southerly and westerly aspects, the property is filled with natural light and abundant character & charm.

Nestled in a private setting, this beautifully presented accommodation comprises an enclosed entrance hall leading through to a spacious dual-aspect living room, complete with herringbone flooring, an open fireplace, and double doors opening onto the courtyard garden.

The contemporary kitchen/breakfast room is fitted with a range of matching wall and base units, complemented by Corian work surfaces and fully integrated Neff appliances. The ground floor further benefits from an additional reception room featuring a wood-burning stove, along with a bathroom suite.

To the first floor are two generously proportioned double bedrooms, both offering extensive fitted wardrobes. The principal bedroom enjoys the added luxury of an en-suite shower room.

Furthermore, the property is double glazed and has gas central heating. Properties of this calibre and character rarely become available. Early viewing is highly recommended to fully appreciate everything this charming home has to offer.

Lease & Maintenance information - Share of Freehold with 929 years remaining on the lease. Maintenance is a 1/9th split which is approximately £2,500 per annum.



Key Features:

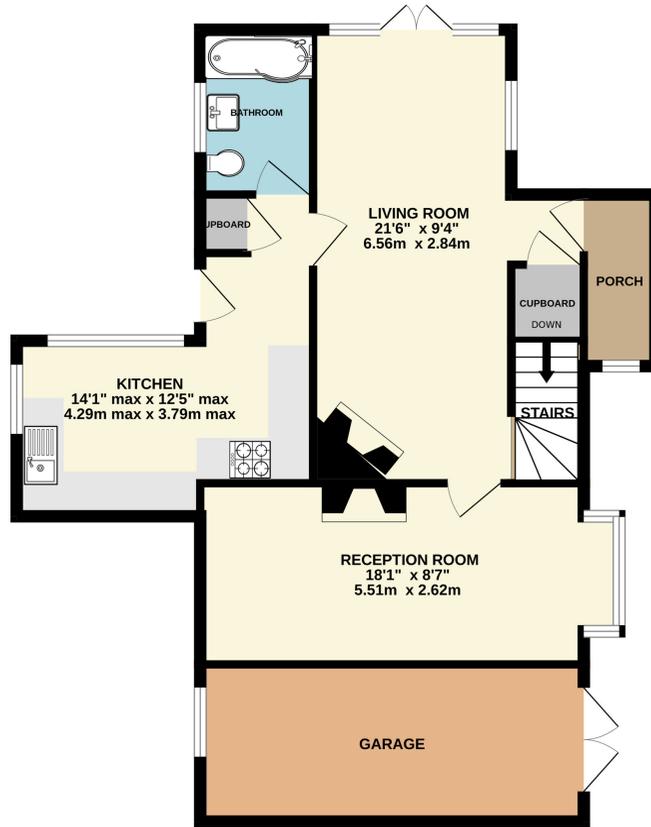
- Charming Semi Detached Cottage
- Two Double Bedrooms
- South Facing Private Garden & Use Of Communal Gardens
- Double Height Garage
- Forms Part Of The Historic Kewhurst Manor Estate
- Two Bathrooms
- Communal Parking
- Two Reception Rooms

Road, Bexhill-on-Sea, East Sussex, TN39 4LF

 2 Bedroom  2 Bathroom  2 Reception


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GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.7 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+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

The private garden enjoys a southerly aspect and is designed as an attractive cottage-style space, featuring a variety of established shrubs, plants, and trees. Hedging and patio areas provide ideal spots for alfresco dining, complemented by the added benefit of distant sea views. The courtyard is accessed via a wrought-iron gate set between two brick pillars, and the garden is enclosed by picket fencing for privacy. To the side, the garden extends with additional brick patios, an ornamental fish pond, raised flower beds, a rockery, and outside power and water, creating a beautifully maintained and versatile outdoor space. Beyond this lies the communal garden, predominantly laid to lawn with mature shrubs and trees, offering a park-like setting with distant sea views. The garage features two large original timber-framed doors and benefits from both power and lighting, providing excellent storage. Parking is available on the estate on a first-come, first-served basis.

Location

The property is ideally situated in the highly sought-after Little Common area of West Bexhill. A short stroll leads to the heart of the village, offering a wide range of amenities and convenient transport links. Little Common boasts an excellent selection of independently owned shops, a late-opening Tesco Express, a doctors' surgery and dental practice, creating a well-served and vibrant local community. Bexhill mainline railway station and the iconic seafront promenades are approximately two miles away, providing easy access to coastal walks and direct rail connections to London and surrounding areas.

Road, Bexhill-on-Sea, East Sussex, TN39
4LF

2 Bedroom 2 Bathroom 2 Reception