



48 Fontwell Avenue, Bexhill-on-Sea, East Sussex, TN39 4ES

A Four Bed Family Home In A Highly Sought After Little Common Location £460,000 - Freehold

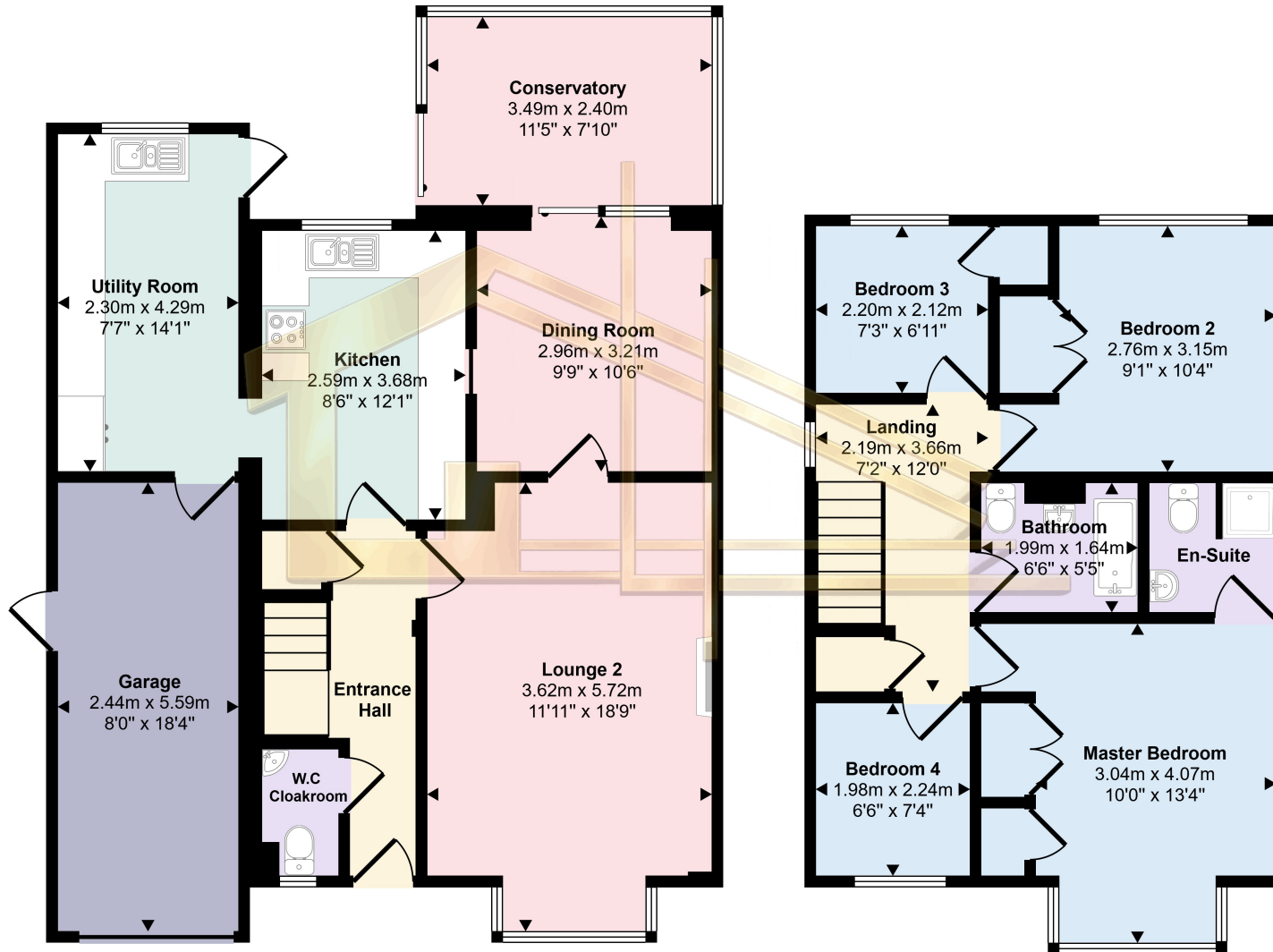




This attractive four-bedroom detached family home is located in a highly sought-after and peaceful area of Little Common, within easy access of the village and its amenities. The property offers bright and spacious accommodation throughout, including a welcoming entrance hall and landing, a generous bay-fronted lounge, and a separate family dining room. Further benefits include a ground-floor cloakroom, a good-size conservatory overlooking the garden, and a well-proportioned kitchen with separate utility room. Upstairs, the master bedroom features an en-suite, complemented by three additional bedrooms. Outside, the landscaped West-facing landscaped rear garden enjoys an immaculate central lawn, well stocked flower & shrub borders and Timber summerhouse, while a block-paved driveway provides ample parking alongside a good-size integral garage. Presented in good condition with additional potential, the property also benefits from central heating, double glazing, and is offered to the market with no onward chain. For additional details or to arrange to view please contact our Bexhill team on 01424 224488



Approx Gross Internal Area
135 sq m / 1451 sq ft




Ground Floor
Approx 83 sq m / 898 sq ft

First Floor
Approx 51 sq m / 553 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 4
Receptions: 2
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (65)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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The property is situated within the heart of Cooden within easy walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus service to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Four Bedroom Detached Family Home
 - Bright & Spacious Hall & Landing
 - Spacious Lounge With Bay Window
 - Separate Family Dining Room
 - Ground Floor Cloakroom W.C
- Good Size Conservatory Overlooking Garden
 - Master Bedroom With En-Suite
- Good Size Kitchen & Separate Utility Room
 - Landscaped West Facing Garden
- Block Paved Drive Offering Ample Parking
 - Good Size Integral Garage
- Sought After Little Common Location
- Good Condition With Additional Potential
 - Central Heating & Double Glazed
- West Facing Garden With Summerhouse
 - Sought After & Peaceful Location
- Within Access Of Little Common Village
 - Sold With No Onward Chain