



Tel: 01424 233330

£350,000 Church Hill Court, Green Lane, Bexhill-on-Sea
Offers in excess of









AT A GLANCE...

This deceptively spacious house is located in the heart of Little Common village. An impressive three-floor property features flexible accommodation with modern fittings and fixtures. The living room is located on the entry level with double doors leading to the rear garden. On this level, there is a cloakroom as well as a utility cupboard and an integral garage door. There is an open plan kitchen/dining area on the first floor with modern fitted wall and base units. Integrated appliances include an oven & hob, dishwasher, microwave oven and fridge/freezer. Also on the first floor are two double bedrooms, one of which is used as a second living room, and a glass balustrade staircase leading to the second floor. Three additional bedrooms can be found on the second floor together with a modern four-piece bathroom suite. Furthermore, the property benefits from gas central heating via a combination boiler and full double glazing.

2 Church Hill Court, Green Lane, Bexhill-on-Sea, East Sussex, TN394PT



4 Bedroom ←1 Bathroom ←3 Reception









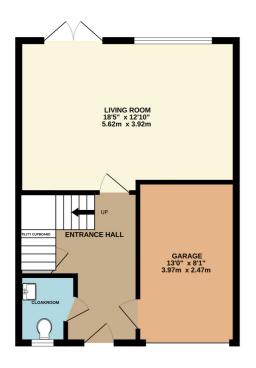
Key Features:

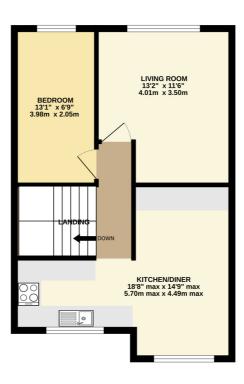
- Deceptively Spacious Terraced House
- Four/Five Bedrooms
- Garage & Two Parking Spaces
- Spacious Kitchen/Diner
- Accommodation Over Three Floors
- Popular Little Common Location
- West Facing Rear Garden
- Four Piece Bathroom Suite

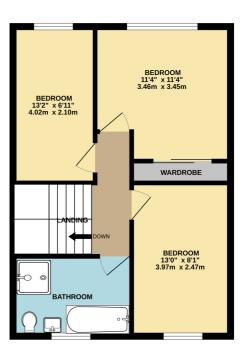


 GROUND FLOOR
 1ST FLOOR
 2ND FLOOR

 472 sq.ft. (43.9 sq.m.) approx.
 491 sq.ft. (45.7 sq.m.) approx.
 483 sq.ft. (44.9 sq.m.) approx.







TOTAL FLOOR AREA: 1447 sq.ft. (134.4 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.

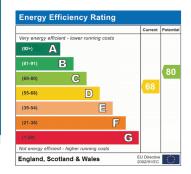
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The 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.







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Exterior

At the front of the property there is driveway for two vehicles. The rear garden is west facing and low-maintenance. There is an area of decking and artificial lawn where you can enjoy alfresco dining.

Location

The property is situated in the sought-after village of Little Common in West Bexhill. Within the Village, you will find a range of Independently owned, day-to-day shops including a Tesco Express, Doctors Surgery and a Dentist. The closest Train station is Cooden Beach located just 1.2 miles away along with Cooden Beach Golf Club and the beach at Cooden itself. Bexhill Town Centre is just 2 miles away with seafront promenades, the iconic 'De La Warr Pavillion, well-regarded restaurants and the Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick and London Victoria. Little Common Primary School is located within walking distance, currently rated as Outstanding in its latest Ofsted report.

