



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



PROPERTY DESCRIPTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £550,000.

A charming Grade II listed four double bedroom detached house situated in the sought after Collington area of Bexhill and just over half a mile from Collington Railway Station whilst the beach at South Cliff is just a mile away. The characterful accommodation is arranged over two floors with many rooms having beamed ceilings on the ground floor there is a double aspect lounge with large inglenook fireplace, study, fitted kitchen/breakfast room with larder and outside utility cupboard, dining room and ground floor cloakroom/WC. On the first floor there are four bedrooms with three of them being double aspect, family bath/shower room and separate WC. Outside there is a large block paved driveway with off road parking for several cars and a good size and mature rear garden. EPC - E.

FEATURES

- Grade II Listed Detached Character House
- Dual Aspect Lounge With Inglenook Fireplace
- Separate Dining Room
- Ground Floor Study
- Four Double Bedrooms (Three Double Aspect)
- Family Bathroom With Separate Walk-In Shower
- Good Size And Mature Rear Garden
- Immediate 'Exchange Of Contracts' Available
- Sold Via 'Secure Sale'
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance

Accessed via wooden glazed door.

Lounge

25' 4" max x 12' 5" max (7.72m max x 3.78m max) A double aspect room with leaded light windows to the front and rear, two radiator, large inglenook fireplace with lighting and multi-fuel burner, overhead storage cupboard, beamed ceiling, door to hallway.

Study

A double aspect room with leaded light windows to the side and front, feature fireplace with recessed storage cupboards, beamed ceiling, built-in study furniture.

Hallway

Wooden door leading to the garden, beamed ceiling, radiator, stairs rising to the first floor.

WC

Leaded light window to the front, low level WC, corner wash hand basin with cupboard under, radiator.

Dining Room

12' 3" x 11' 7" (3.73m x 3.53m) A double aspect room with leaded light windows to the side and rear, beamed ceiling, radiator, feature fireplace

Kitchen

13' 7" x 9' 3" (4.14m x 2.82m) also 8' 7" x 8' 6" (2.62m x 2.59m) Leaded light windows to the front and side, beamed ceiling, a range of solid working surfaces with inset ceramic one and half bowl sink and drainer unit with mixer tap, inset four ring electric hob with concealed extractor fan over, Aga, a range of matching wall and base cupboards with glass display units, built-in electric oven, broom cupboard, larder cupboard with leaded light window, wooden door leading to the front and the utility cupboard.

Utility Cupboard

Wall mounted gas fired boiler, lighting, space for washing machine.

First Floor Landing

Leaded light window to the front, access to large loft space via hatch and drop down ladder, storage cupboard with shelving.

Bedroom One

18' 2" max x 12' 7" (5.54m max x 3.84m) A double aspect room with leaded light windows to the front and rear, two large built-in storage area, radiator.

Bedroom Two

15' 9" max x 13' 0" max (4.80m max x 3.96m max) A double aspect room with leaded light windows to the side and rear, radiator, storage area.

Bedroom Three

12' 7" x 11' 7" (3.84m x 3.53m) A double aspect room with leaded light windows to the side and rear, radiator, beamed ceiling.

Bedroom Four

11' 7" x 8' 4" (3.53m x 2.54m) Leaded light window to the side, radiator.

Bath/Shower Room

Leaded light window to the front, four piece suite comprising; large corner jacuzzi bath with mixer tap and retractable handheld attachment, walk-in shower with chrome controls, handheld attachment and rain effect shower over, wall mounted wash hand basin with mixer tap, wall mounted towel rail.

WC

Leaded light window to the front, low level WC.

Outside

The front is approached via a large block paved driveway offering parking for several vehicles, gated access to both sides, EV charging point, various areas with well planted flowers and bushes, covered vestibule leading to the lounge door.

There is a generous and mature rear garden, to the side there is a block paved area with side access and outside water gap, raised rockery bed with planted bushes, advent to the rear there is a block paved area running the full width leading to the other side gate and gate leading to Little Common Road, area of lawn with storage shed, pond with wooden bridge and rockery waterfall style water feature, the remainder of the garden has various mature trees and laid to lawn.



ROOM DESCRIPTIONS

NB

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

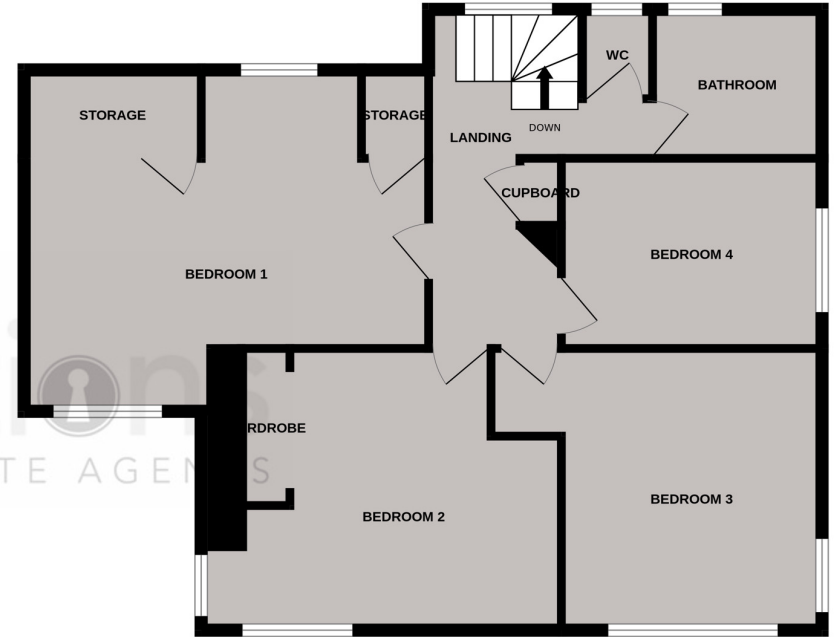
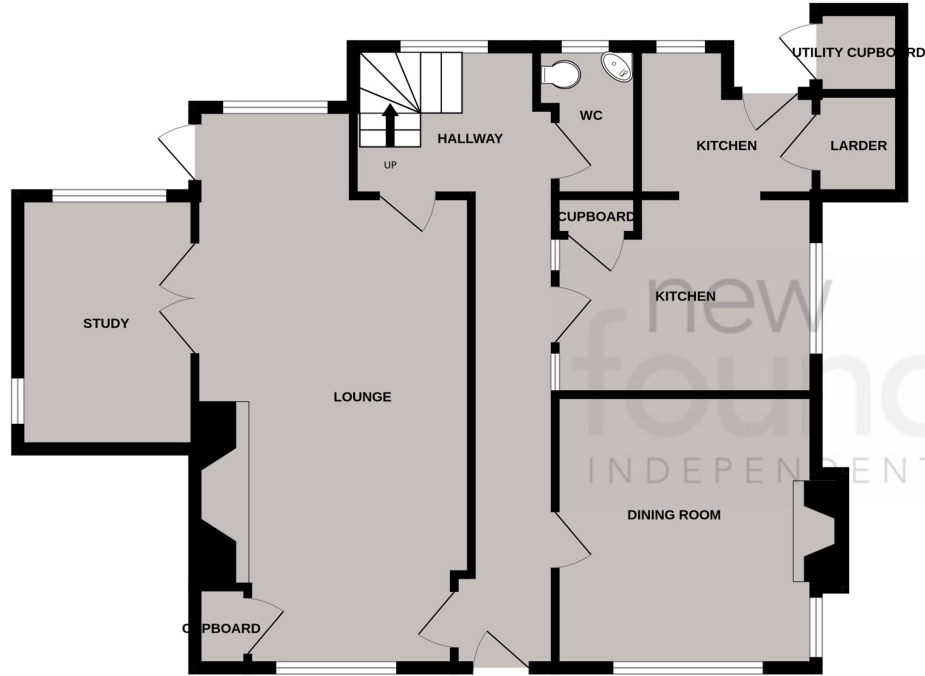
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



FLOORPLAN

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		79
	52	
England, Scotland & Wales		
		EU Directive 2002/91/EC

