



Tel: 01424 233330

48 Little Common Road, Bexhill-on-Sea, East Sussex £725,000 TN39 4JD 1 Bathroom













AT A GLANCE...

This substantial 1930s detached house is located in the popular Little Common area of West Bexhill on a generously sized plot with distant sea views. In addition to its endless character & charm, the house features original herringbone parquet flooring across a large portion of its ground floor and is flooded with natural light. Under current ownership, the house has been lovingly updated and offers accommodation that includes; An impressive reception hall that leads to the lounge with a feature bay window and fireplace. A second reception room with a feature open fireplace and double doors open to the property's frontage. In the rear of the ground floor you will find a modern fitted kitchen/breakfast room with matching base cabinets finished with solid oak worktops, as well as integrated appliances including an oven with induction hob and a dishwasher. Additionally, there is a dualaspect dining room, a utility room, and a cloakroom on the ground floor. A generously sized landing on the first floor leads to the master bedroom with fitted wardrobes and an additional walk-in wardrobe. There are two additional double bedrooms, a single bedroom and a four-piece family bathroom suite, and a separate cloakroom. Furthermore, in 2020, the property was refurbished with improvements including a new Veissmann boiler and central heating system, a full electrical re-wire, remedial work, a replacement garage roof, new kitchen and bathroom, and new carpeting and decoration.









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





Key Features:

- Substantial Detached House
- Extensive Block Paved Driveway & Two Garages
- Four Bedrooms
- Distant Sea Views

- Three Reception Rooms
- Full Of Character & Charm
- Modern Kitchen/Breakfast Room & Separate Utility Room
- Modern Four Piece Bathroom Suite



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.

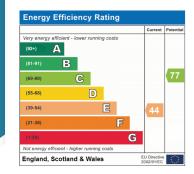
Made with Metropix ©2024



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.







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

4 Bedroom ←1 Bathroom ←3 Reception

Outside

The front of the property has a extensive driveway providing parking for multiple vehicles and app controlled lighting. There are mature trees providing the property with a great deal of privacy and side access is available to the rear garden. Two garages are located at both sides of the property that benefit from power & light.

The rear garden is predominantly laid to lawn with a selection of well-established trees, shrubs and plantings. There is a brick-built garden store and an outside power supply. Distant sea views can also be enjoyed from the rear garden.

Location

The property is located just 0.7 miles from the popular village of Little Common with a range of independently owned shops, a Doctor's Surgery, a Dentist, and a Tesco Express. A very short walk from the property you will find a local pub, Broad Oak Park and a bus stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.8 miles away. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. The closest primary School is Little Common Primary School, currently rated as outstanding in the most recent Ofsted report.

