




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

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

£725,000

 4 Bedroom

 1 Bathroom

 3 Reception



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 dual-aspect 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.



Key Features:

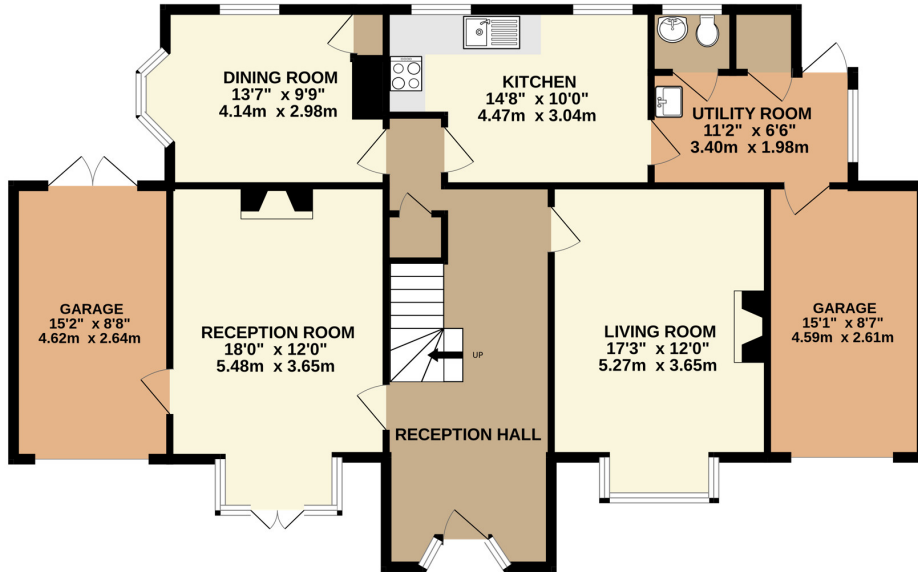
- Substantial Detached House
- Extensive Block Paved Driveway & Two Garages
- Four Bedrooms
- Distant Sea Views
- Three Reception Rooms
- Full Of Character & Charm
- Modern Kitchen/Breakfast Room & Separate Utility Room
- Modern Four Piece Bathroom Suite

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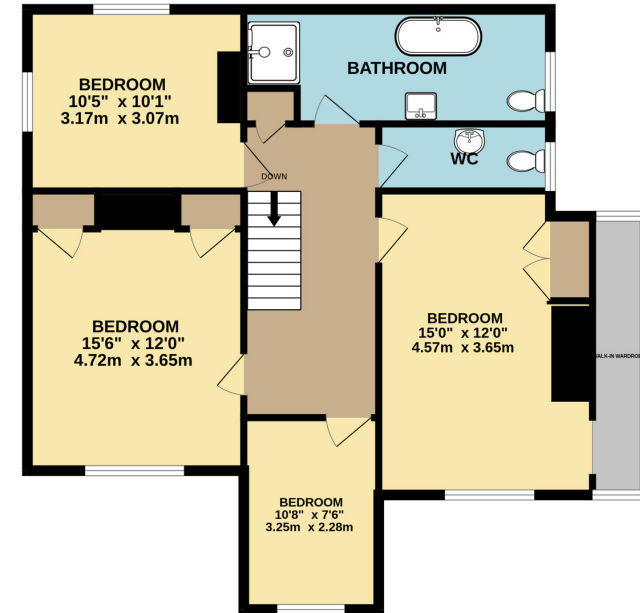
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GROUND FLOOR



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 | | 77 |
| (55-68) | D | | |
| (39-54) | E | 44 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Outside

The front of the property has an 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.

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