



6 Kewhurst House, Little Common
Road, Bexhill-on-Sea, East Sussex
TN39 4LB



PROPERTY DESCRIPTION

A delightful 3 bedroom end terrace cottage forming part of a former mansion which has been turned into 6 individual cottages. The grand entrance is via a long private driveway and other notable features include allocated parking space and separate garage, ensuite to master bedroom and additional ground floor bathroom/Wc, 2 first floor double bedrooms and ground floor bedroom or study, access from the dining room onto south westerly facing lawned gardens with 2 sheds. Situated in sought after Little Common within easy access of the local shops. To be sold with vacant possession. EPC - E

FEATURES

- Set in the grounds of a former mansion
- Accessed via a long private driveway
- 3 bedroom end of terrace cottage
- 968 year lease with share of freehold
- Single garage and allocated parking space
- Ensuite to master bedroom and additional ground floor bathroom
- Sold with Vacant possession
- Council Tax Band - C
- 98 square metres





ROOM DESCRIPTIONS

Entrance Hall

Double glazed door with double glazed side screens leading to entrance hall with part tiled floor, 2 radiators, wall mounted gas boiler, built-in double wardrobe.

Living Room

14' 0" x 10' 10" (4.27m x 3.30m) With fireplace and inset log burner, TV plinth, radiator, wall lights, picture rail, double glazed windows with outlook to the front, large archway to dining room.

Open Plan Kitchen/Dining Room

12' 10" x 18' 1" (3.91m x 5.51m) Kitchen with range of units comprising; single drainer sink with mixer taps and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built in electric double oven with cupboards above and below, four ring gas hob with concealed extractor hood, space for washing machine, dishwasher and fridge freezer, matching dresser style unit with glass fronted doors, double glazed window overlooking the rear garden.

Dining room with under stairs storage cupboard, radiator, further built-in storage cupboard, double glazed double doors leading to rear garden and open plan with the kitchen.

Ground Floor Bedroom

9' 11" x 7' 4" (3.02m x 2.24m) With radiator, double aspect with two double glazed windows.

Bathroom

With white suite comprising; panel bath with shower over, wash hand basin, low-level WC, Chrome ladder radiator, tiling to walls, tiling to floor, ceiling spotlighting, frosted glass double glazed window.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing.

Bedroom One

16' 10" to front of wardrobe narrowing to 12'8 x 9' 1" narrowing to 4' 6" (5.13m x 2.77m) With TV aerial point, radiator, wall lights, two double glazed windows overlooking the rear, two built-in double wardrobes.

Ensuite Shower Room

With corner shower cubicle having shower with chrome fittings, low level WC, wash hand basin with storage cupboards below, extractor fan, chrome ladder radiator, frosted glass double glazed window.

Bedroom Two

12' 0" narrowing to 10' 10" x 14' 0" (3.66m x 4.27m) With radiator, built-in shelving, small double glazed window to side and larger double glazed windows overlooking the front of the property, hatch to loft space.

Outside

Access onto a delightful rear garden measuring approximately 25 feet in length by 30 feet in width and facing in a south westerly direction with area of lawn, patio, flowering shrub borders and outside tap. There is an additional area to the side housing a timber shed with a pathway, small area of lawn and flowering shrub borders. There's also a timber shed to the front of the property. The property also comes with an allocated parking space number six which is next to the building.

Garage

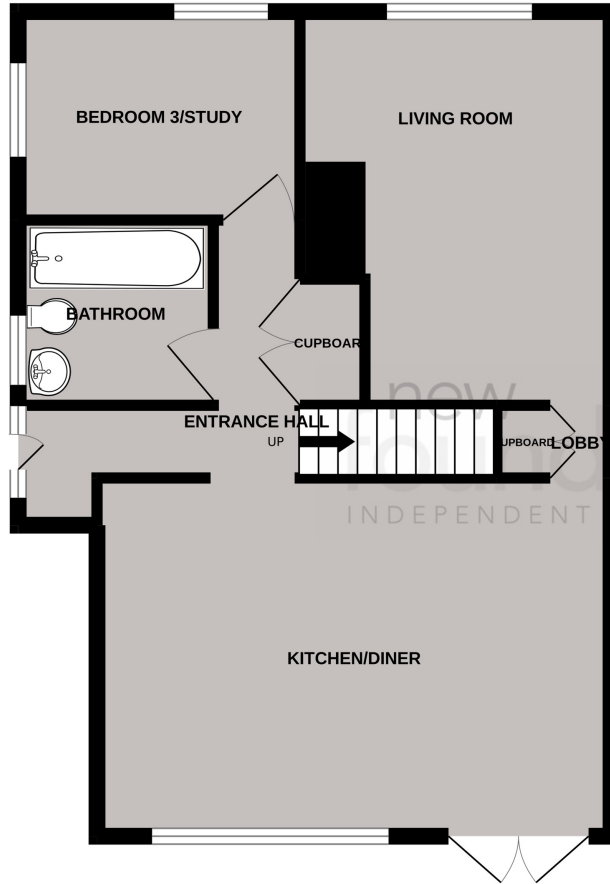
16' 11" x 8' 8" (5.16m x 2.64m) With metal up and over door and pitched roof.

NB

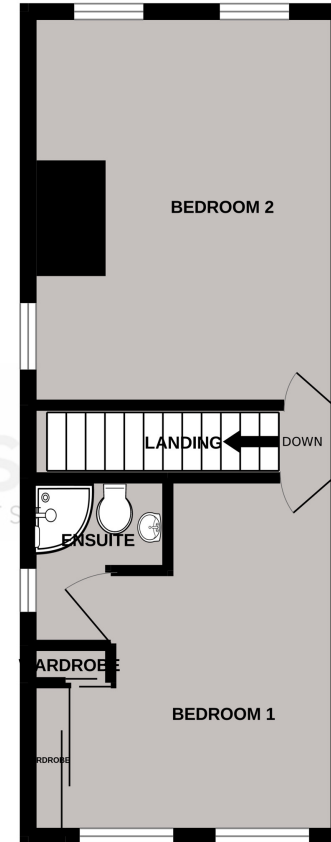
We have been verbally advised that there is a monthly service charge of £165 which includes gardening, window cleaning and building insurance. The property enjoys a 968 year lease and has a 1/6th share of the freehold.

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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