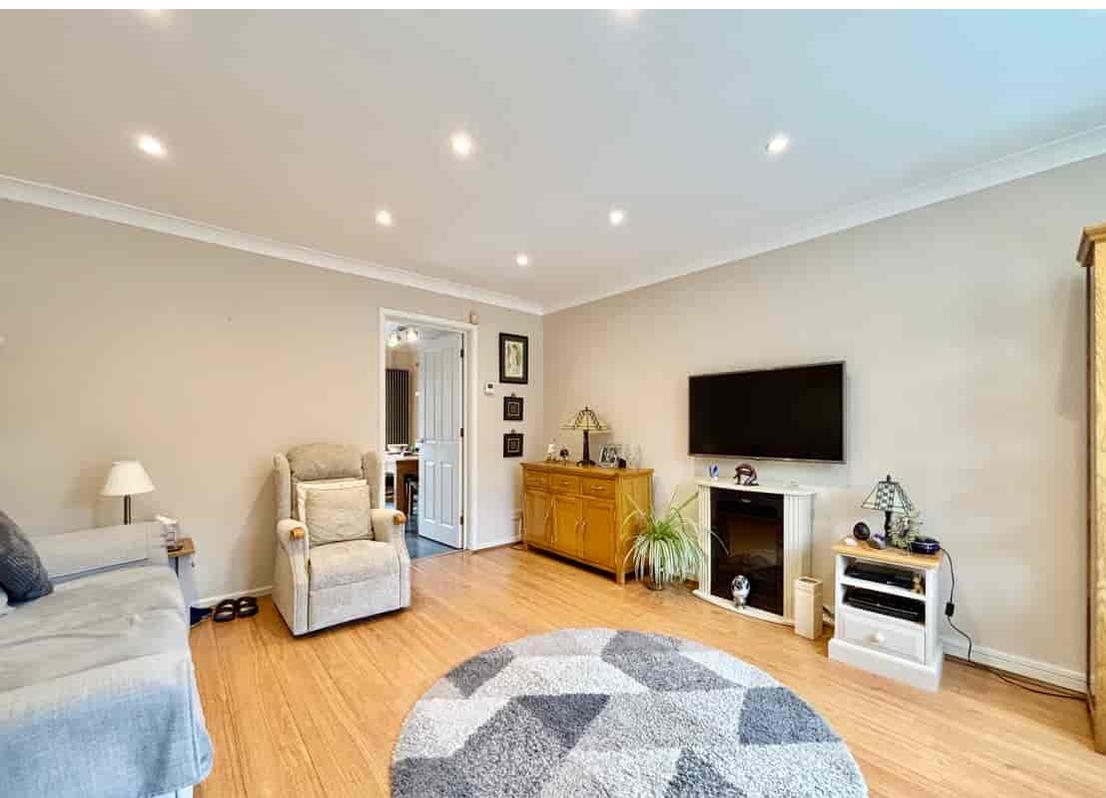




23 Spring Lane, Little Common, Bexhill-on-Sea, East Sussex, TN39 4ET

Modern Three Bedroom Link Detached Home In A Sought After Cul-De-Sac Within Little Common £364,950  
- Freehold





Welcome to this charming three-bedroom link detached house, perfectly situated in an extremely sought-after location within the popular 'Little Common' area. Offering a delightful blend of comfort and practicality, this property is ideal for families or professionals looking for a welcoming and well-maintained home with the added benefit of no onward chain.

The accommodation is arranged over two floors, presenting a thoughtfully designed layout that maximises space and natural light. On the ground floor, you will find a spacious reception room that serves as the heart of the home, providing a versatile area for relaxing and entertaining guests. Adjacent to this is the generous kitchen/diner, fitted with ample cupboards and work surfaces, creating an inviting space for family meals and social gatherings. Completing the ground floor is a convenient WC and a modern, stylishly fitted shower room, adding a contemporary touch and practicality for everyday living.

Upstairs, the property boasts three well-proportioned bedrooms, each benefiting from good decorative order throughout, ensuring a fresh and inviting atmosphere. These rooms offer plenty of space for a growing family, guests, or the potential for a home office. The property's presentation is exceptional, allowing you to move in with ease and personalise to your taste.

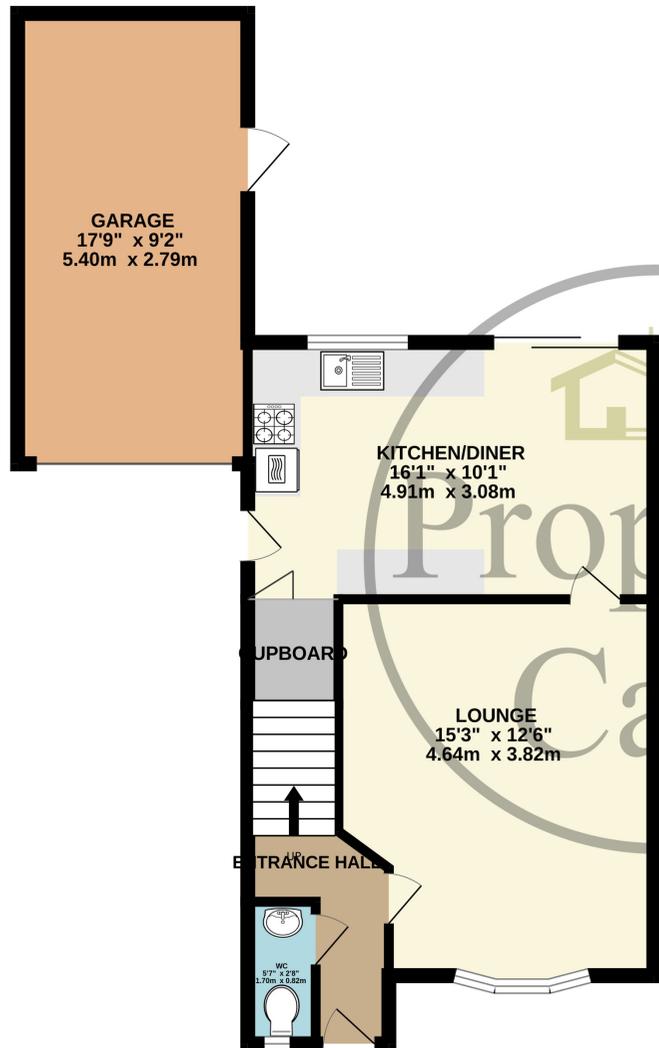
Externally, the property benefits from a low maintenance rear garden that provides an ideal outdoor space for relaxation or enjoying sunny days without the worry of extensive upkeep. To the front, off-road parking is available alongside a garage, offering secure storage and additional parking options, a rare and valuable feature in this highly desirable neighbourhood.

Located in the heart of Little Common, this home is within easy reach of local amenities, schools, and transport links, making it perfectly positioned for convenience and accessibility. Whether you are commuting or enjoying the local community facilities, this location offers the best of both worlds.

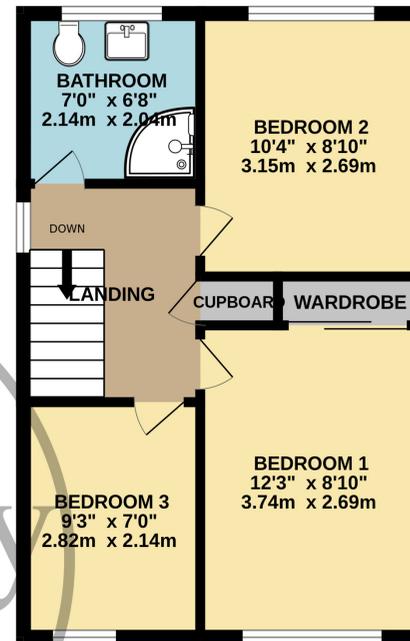
Sold with no onward chain, this property presents a fantastic opportunity to purchase a comfortable and well-maintained family home in a prime location. Viewing is highly recommended to fully appreciate the scope and quality of accommodation on offer as well as the superb location. Don't miss out on making this delightful link detached house your new home.



GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 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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**Bedrooms:** 3  
**Receptions:** 1  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (74)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Not suitable for wheelchair users.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Link-Detached House For Sale
- Extremely Sought After 'Little Common' Location
  - Low Maintenance Rear Garden
  - Off-Road Parking & Garage
  - Generous Kitchen/Diner
- Modern Fitted Shower Room
  - Ground Floor WC
- Good Decorative Order Throughout
  - Sold With No Onward Chain.
  - Viewing Highly Recommended