BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

31 Church Hill Avenue, Bexhill-on-Sea, East Sussex
TN39 4SG

£275,000

3 Bedroom | 1 Bathroom | 1 Reception

AT A GLANCE...

Bexhill Estates are delighted to offer for sale this charming three bedroom, mid-terrace house. Situated in a sought after location in the heart of Little Common village, the house has accommodation in brief comprising; Entrance hall leading through to the living room with a feature fireplace. The fitted Kitchen/Breakfast room has space and plumbing for appliances and there is a separate utility room and a ground floor shower room.

On the first floor can be found two double bedrooms, a good sized single bedroom and access to the fully boarded loft. Additional benefits to include; double glazing, gas central heating and a mature and well-kept rear garden with the added benefit of a large garden shed with power and light.

To appreciate the property in full, your earliest viewing comes highly recommended!

Key Features:

- Mid Terrace House
- Kitchen/Breakfast Room
- Ground Floor Shower Room
- Double Glazing
- Close To Local Amenities
- Three Good Sized Bedrooms
- Separate Utility Room
- Little Common Village Location
- Gas Central Heating

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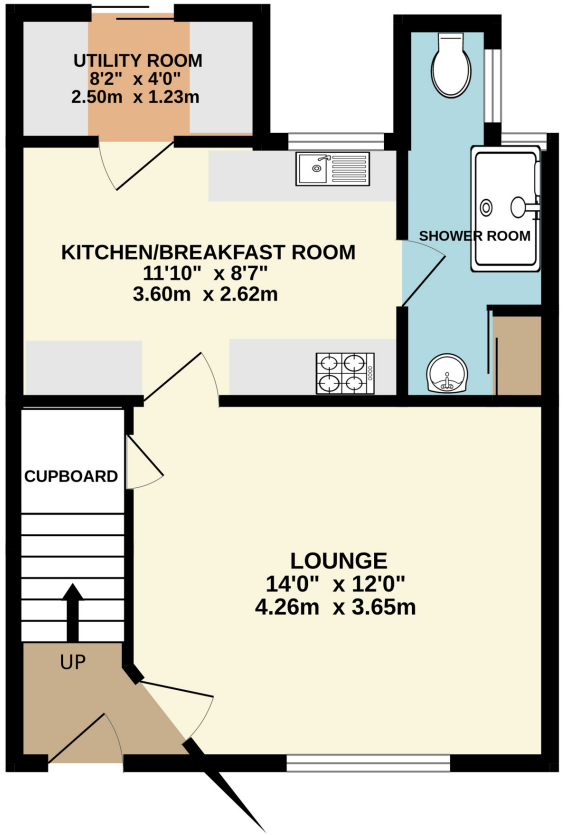
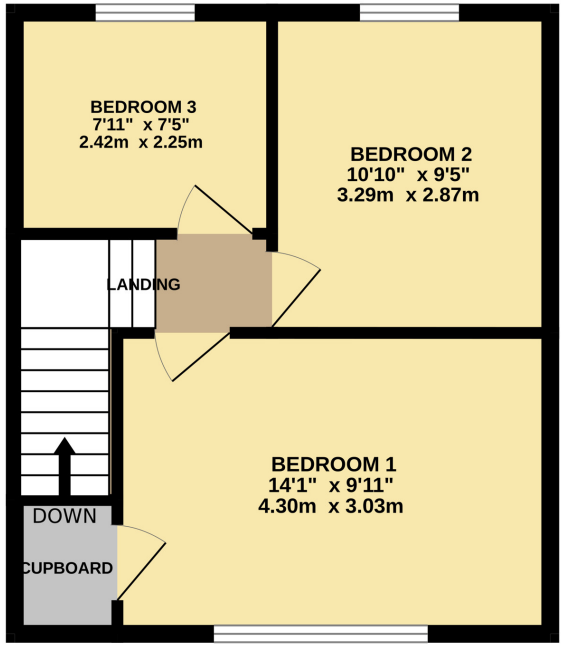
GROUND FLOOR



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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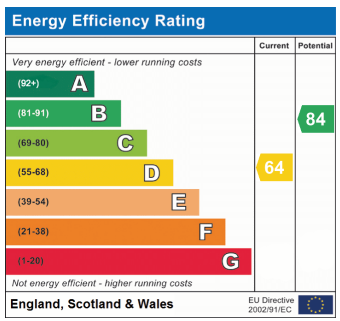
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures 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.



Exterior

The house benefits from a well kept mature rear garden. Predominantly laid to lawn with an area for outdoor furniture, borders, pathway and large garden shed with power and light.

Location

The property is situated in the sought after village of Little Common in West Bexhill. Within the Village you will a range of Independently owned, day-to-day shops including a Tesco Express, Doctors Surgery, Dentist and Little Common primary School, currently rated as 'Good' by OFSTED. The closest Train station is Cooden Beach located just 0.9 miles away along with Cooden Beach Golf Club and the Beach at Cooden itself. Bexhill Town centre is just 2.2 miles away with seafront promenades, the iconic 'De La Warr Pavillion, Restaurants and the Mainline Railway station with

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