



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£340,000 33 Church Hill Avenue, Bexhill-on-Sea TN39 4SG
🛏️ 4 Bedroom 🛁 2 Bathroom 🛋️ 3 Reception



AT A GLANCE...

This particularly spacious end-of-terrace house is situated in the heart of Little Common village and benefits from a large rear garden, off-road parking, and no onward chain.

In a convenient location just over 150 yards from the amenities of the village, this property offers a versatile layout with plenty of natural light, as well as accommodations that include; an enclosed porch opening into the hallway. The living room has a feature fireplace, a large understairs cupboard and a door leading into the kitchen. In the kitchen, there are matching wall and base cabinets with space for appliances. There is also access to a ground floor shower room from the kitchen, as well as a lobby with access to the rear garden. A dining room with double doors leading to the rear garden and an additional reception room are located off the kitchen.

Four good-sized bedrooms are situated on the split-level landing, along with a family bathroom. Access is also provided to the partially boarded loft.

To appreciate all the property has to offer and its location in full, an early viewing is highly recommended!



Key Features:

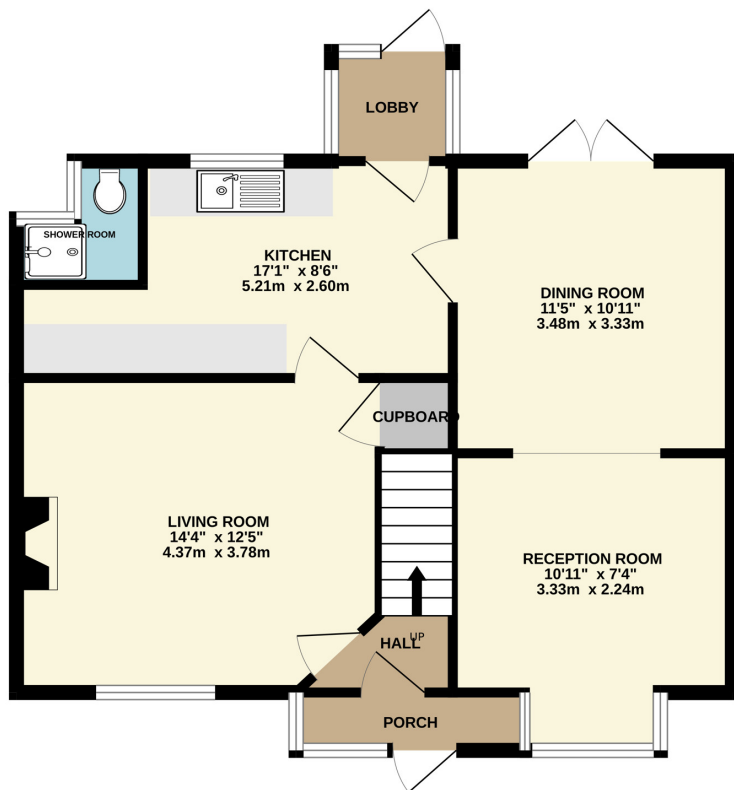
- Deceptively Spacious End Of Terrace House
- Four Bedrooms
- Off Road Parking
- Large Rear Garden
- Located In The Heart Of Little Common Village
- Two Bathrooms
- No Onward Chain

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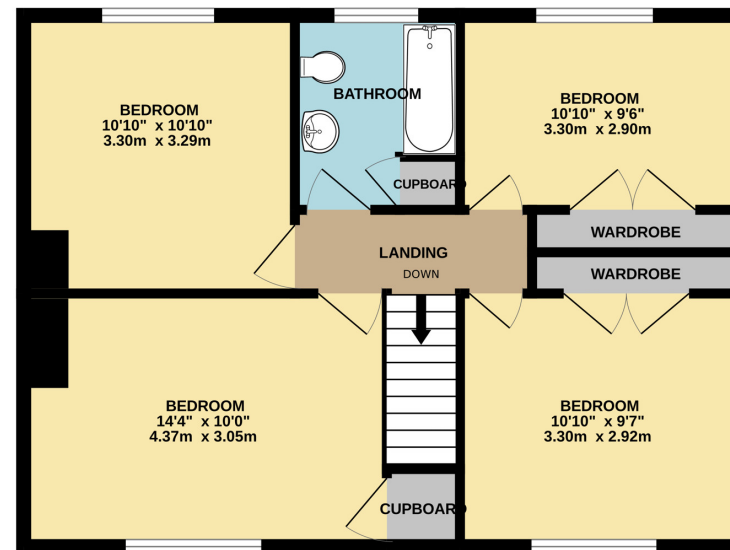
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GROUND FLOOR
631 sq.ft. (58.6 sq.m.) approx.



1ST FLOOR
579 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

There is off-road parking at the front of the property. The rear garden is a good size and predominantly laid lawn. There are patio areas ideal for alfresco dining, together with a concrete garden store and gates side access to the front of the property.

Location

The property is located in the popular village of Little Common with a range of independently owned shops, Doctor's Surgery, Dentist, and a Tesco Express. Close by to the property you will find a bus stop's with regular routes into Bexhill town centre and the seafront promenades just 0.7 miles away. The closest mainline railway station is Cooden Beach offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria. Little Common Primary School is very close by currently rated as 'outstanding' on its most recent Ofsted report.

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