



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£270,000** 43 Church Hill Avenue, Bexhill-on-Sea TN39 4SG  
2 Bedroom 1 Bathroom 1 Reception  
Offers in region of







## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this two bedroom end of terrace house. Situated in the heart of Little Common Village, within walking distance of the local primary School, the house offers accommodation in brief comprising; An entrance hall opening into the lounge with a feature fireplace and multi fuel log burner. The kitchen has a range of fitted wall and base units with laminate work surfaces, gas hob with an electric oven, space for a fridge and plumbing for a dishwasher. Off the kitchen there is a utility room with space for a washing machine and tumble dryer and door opening into a cloakroom. On the first floor you will find two double bedrooms and a fitted bathroom suite with a shower over the bath. Furthermore, the house benefits from double glazing and gas central heating and off parking for one vehicle.



### Key Features:

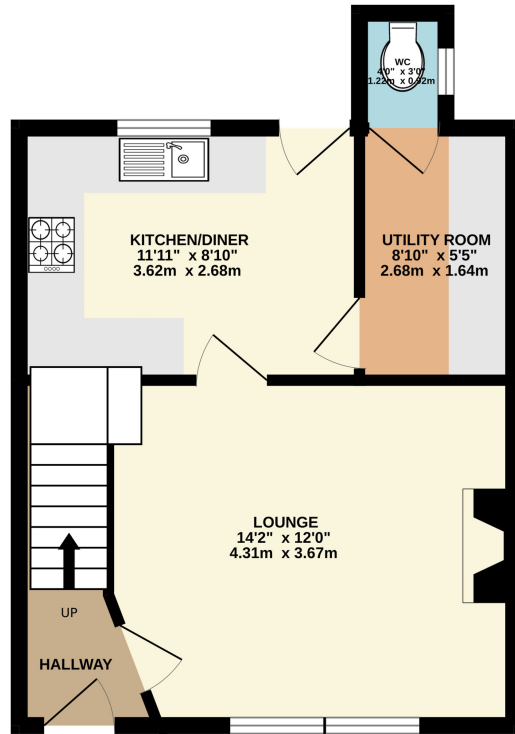
- End Terrace House
- Family Bathroom
- Fitted Kitchen & Utility Room
- Off Road Parking
- Two Bedrooms
- Double Glazed & Gas Central Heating
- Downstairs Cloakroom
- Little Common Village Location

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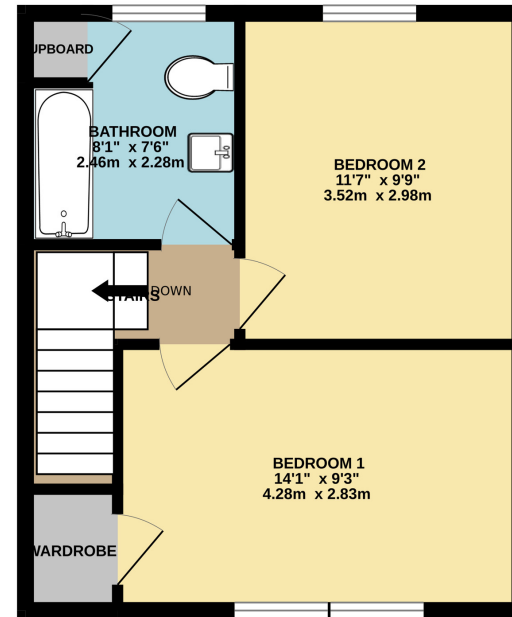
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GROUND FLOOR



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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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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

#### OUTSIDE:-

To the front of the property you will find off-road parking for one vehicle and a gate having access to the rear garden. The rear garden has a paved area and laid to lawn. There is a timber garden shed.

#### LOCATION:-

The property is situated in the sought after village of Little Common in West Bexhill. Within the Village you will find a range of Independently owned, day-to-day shops including a Tesco Express, Doctors Surgery, Dentist and Little Common primary School, currently rated as 'outstanding' 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

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