



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

139 Barnhorn Road, Bexhill-on-Sea, East Sussex TN39  
**£599,000** <sup>4QL</sup>  
4 Bedroom 2 Bathroom 1 Reception  
Offers in excess of







## AT A GLANCE...

Bexhill Estates are extremely proud to present this substantial detached four bedroom bungalow, offering spectacular views across the English Channel. With a large, level south facing garden and extensive views over farmland and out to sea, this beautifully presented detached residence, significantly improved in recent years, offers bright and highly versatile accommodation, with principal rooms having a southerly aspect with impressive sea and country views. Accommodation comprises spacious entrance hall, impressive open-plan living space with 'Nordpeis' wood burning stove, original oak parquet flooring, and a high-end kitchen featuring quartz countertops and an oak bar, with uPVC double glazed doors opening directly onto the gardens. The extremely flexible accommodation provides a potential for up to four bedrooms - one with en suite shower, or considerable reception space if preferred, and a contemporary bathroom suite. Outside, wooden double gates open onto ample parking for multiple vehicles, integral garage with electric roller door, and the rear gardens provide exceptional entertaining space with south facing patios and well-tended lawns. The property has been re-modelled to a very high specification throughout and features a Gas central heating system, along with uPVC double glazed windows and exterior doors, and there is LED lighting throughout.

NOTE - The property features a large loft space which does provide potential for conversion, with the resulting rooms potentially taking full advantage of panoramic views over surrounding farmland and the English Channel - subject to obtaining any necessary consents.

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### Key Features:

- Hugely Impressive Detached Bungalow
- Two Bathrooms
- Tastefully Refurbished Throughout
- Stunning Open Plan Living Space
- Integral Garage & Off-Road Parking
- Four Bedrooms
- Spectacular Sea Views
- South Facing Level Rear Garden
- Spacious Entrance Hallway
- Viewing Essential

  
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GROUND FLOOR  
1522 sq.ft. (141.4 sq.m.) approx.



TOTAL FLOOR AREA : 1522 sq.ft. (141.4 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       | 82        |
| (81-91)                                     | B       |           |
| (69-80)                                     | C       |           |
| (55-68)                                     | D       |           |
| (39-54)                                     | E       |           |
| (21-38)                                     | F       | 65        |
| (1-20)                                      | G       |           |
| Not energy efficient - higher running costs |         |           |
| England, Scotland & Wales                   |         |           |
| EU Directive 2002/91/EC                     |         |           |

### Outside

The property is set back from the road and well screened by hedging and trees to the front boundary, plus a raised lawned area. Side access to lovely, long and private rear garden, with a southerly aspect, comprising mainly well-tended lawns, with hedging to the borders providing privacy, and extensive patio areas, one recently-laid with Indian Sandstone, providing ideal and extensive entertaining space and taking full advantage of the views down the garden to farmland and the sea beyond. There is also a timber-built shed, a large timber-built summerhouse and greenhouse.

### Location

Situated on the edge of the highly sought after Village of Little Common, offering an excellent range of facilities and good range of independently owned 'Day-to-Day' shops. Amenities include Doctors surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.2 miles away with regular services into Hastings Eastbourne, Brighton, Gatwick and London Victoria. There are a vast number of country walks in the surrounding area, and Cooden Beach and Cooden

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