



39 Barnhorn Road, Bexhill-on-Sea,
East Sussex TN39 4QB



PROPERTY DESCRIPTION

Situated in popular Little Common, a good sized 5 bedroom detached house with a large southerly facing rear garden. Other notable features include, 3 reception rooms and a double glazed conservatory, ensuite bathroom to master bedroom and additional bathroom, ground floor Wc, large tandem garage and private driveway with plenty of parking. Presented in good order.

FEATURES

- Large southerly facing mature garden
- 3 separate reception rooms
- Double glazed conservatory
- Ensuite bathroom
- Large tandem garage
- Driveway with space for several cars
- Council tax band - E
- Ground floor Wc and additional gardeners toilet
- Spacious well presented accomodation





ROOM DESCRIPTIONS

Entrance Hall

Covered entrance with front door leading to entrance hall with wall mounted electric heater door to ground floor cloakroom.

Ground Floor Cloakroom

With low-level WC, wash hand basin, part tiling to walls, frosted glass double glazed window.

Living Room

13' 5" x 14' 1" (4.09m x 4.29m) With fireplace with inset real flame effect gas fire, herringbone parquet flooring, radiator, built-in storage cupboard, double glazed bay window with outlook to front, small double glazed window to side.

Dining Room

13' 4" x 13' 1" (4.06m x 3.99m) With radiator, ceiling spotlights, double glazed window to front, archway with concertina glazed doors leading to lounge.

Lounge

15' 4" x 13' 9" (4.67m x 4.19m) Also accessible from main hallway with inset log burner, radiator, glazed double doors leading to.

Conservatory

11' 1" x 10' 8" (3.38m x 3.25m) Double glazed with brick base, enjoying a pleasant outlook over the rear garden with double glazed double doors leading onto the rear garden.

Kitchen/Breakfast Room

14' 8" x 12' 9" (4.47m x 3.89m) With a range of units comprising; double bowl, single drainer stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, some having glass display fronts, black-and-white Aga recessed into chimney, wine fridge, built-in and concealed fridge and freezer, space for electric cooker with splashback, and cooker hood over, tiled floor, ceiling spotlighting, space for table, double glazed window overlooking rear garden, part double glazed door leading to the rear, smaller double glazed window to side.

First Floor Landing

Stairs rising from ground floor entrance hall to first floor landing with double glazed window, hatch to loft space with retractable loft ladder, radiator.

Bedroom 1

13' 10" x 12' 11" (4.22m x 3.94m) With radiator, pleasant outlook to the rear over the gardens door to en-suite.

En Suite

With white suite comprising; panelled bath with shower over with concertina shower screen, low level WC, pedestal wash hand basin, chrome ladder radiator, tiling to walls, extractor fan, tiled floor, ceiling spotlighting, frosted glass double glazed window.

Bedroom 2

14' 2" x 13' 11" (4.32m x 4.24m) With radiator, double glazed bay window with outlook to the front.

Bedroom 3

11' 1" x 9' 8" (3.38m x 2.95m) With radiator, double glazed window overlooking the rear garden.

Bedroom 4

11' 2" x 8' 0" (3.40m x 2.44m) With radiator, built-in single wardrobe, double glazed window with outlook to the front.

Bedroom 5

10' 0" x 6' 9" (3.05m x 2.06m) Double glazed window to the front, radiator.

Bathroom

With white suite comprising; panelled bath, separate corner shower cubicle with chrome fittings, wash hand basin with storage cupboards below, low-level WC, tiling to walls, ceiling spotlighting, radiator, tiled floor, door to airing cupboard with shelving, two double glazed frosted glass windows.

Outside

Good sized rear garden being a particular feature of the property and facing predominantly in a south facing direction. Benefitting from a large area of lawned garden, screened by fencing with mature trees and shrubs, timber shed at the foot of the garden. There is also an area of patio, outside tap, courtesy door to garage. To the front of the property is a good sized driveway, laid to pea beach with off road parking for several cars leading up to the tandem garage.

Gardeners Toilet/Utility Room

5' 6" x 5' 3" (1.68m x 1.60m) Immediately adjacent to the kitchen in a detached brick built building is a low level WC with sink, space for washing machine and tumble dryer, tiled floor, frosted glass double glazed window and double glazed door.

Tandem Garage

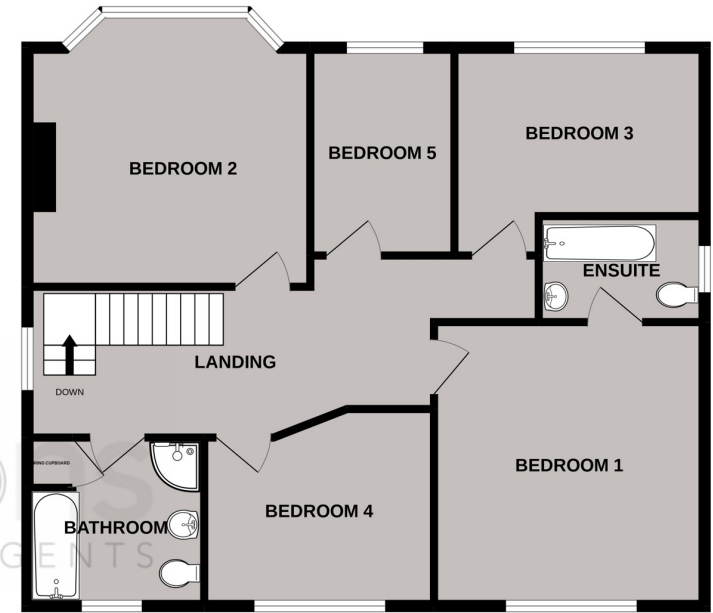
36' 6" x 10' 7" (11.13m x 3.23m) narrowing to 9' Accessed via metal up and over door with power and light, slightly wider at the front than at the back with side window, cold tap and access via personal door to the garden.

FLOORPLAN

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		59	76
England, Scotland & Wales			
EU Directive 2002/91/EC			

