



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

33 Church Hill Avenue, Bexhill-on-Sea, East Sussex  
TN39 4SG  
**£340,000**  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:

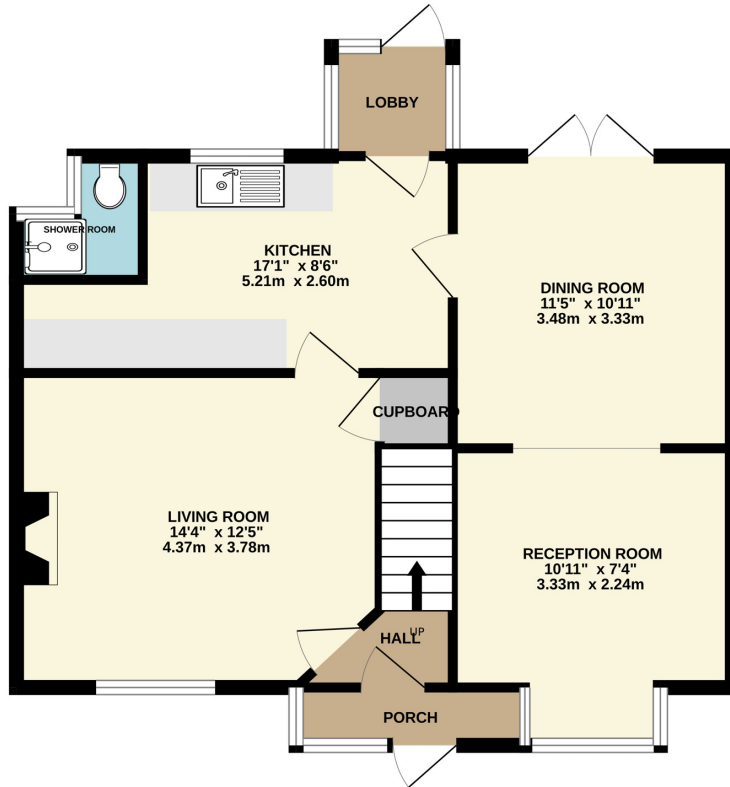
- Deceptively Spacious End Of Terrace House
- Located In The Heart Of Little Common Village
- Four Bedrooms
- Two Bathrooms
- Off Road Parking
- No Onward Chain
- Large Rear Garden

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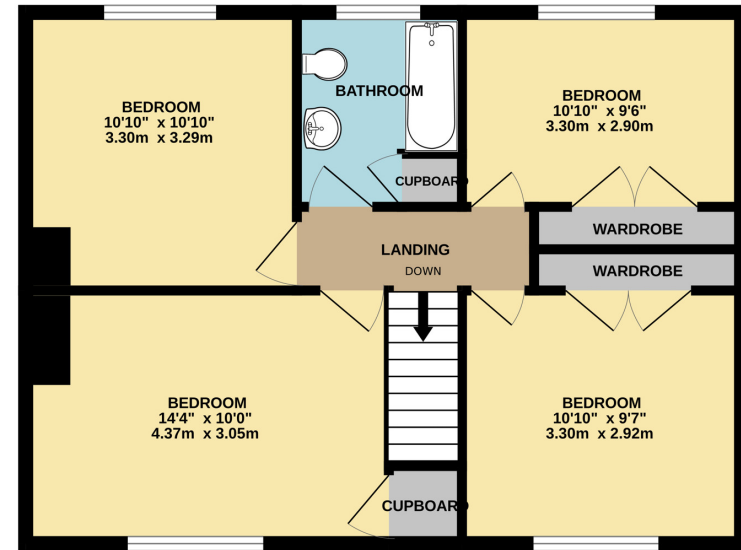
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GROUND FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



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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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

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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