



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£250,000 27 Little Common Road, Bexhill-on-Sea TN39 4HU
2 Bedroom 1 Bathroom 1 Reception
Offers in excess of



AT A GLANCE...

A beautifully presented mid-terrace house adjacent to Bexhill Downs with a south-facing rear garden. The house has been modernised throughout offering abundant natural light, modern fixtures & fittings with accommodation including; An entrance hall opening into the lounge with a feature fireplace and a door opening into the dining room with a useful understairs cupboard and an exposed staircase. The modern fitted kitchen features matching wall units and base units with an integrated oven & hob, space for appliances and access to the rear garden. In addition, the house has a modern ground floor bathroom suite, two large double bedrooms on the first floor, gas central heating and double glazing.



Key Features:

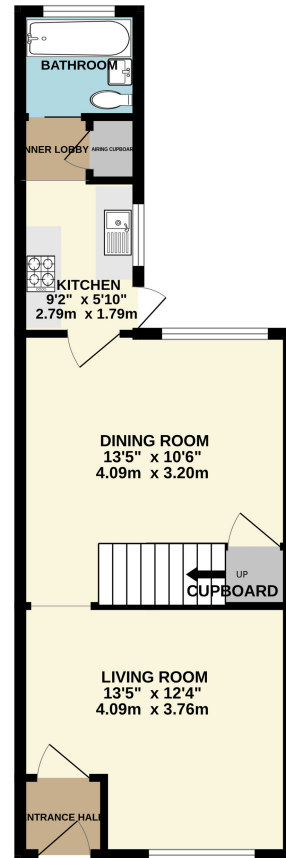
- Mid-Terrace House
- Modern Kitchen & Bathroom
- Double Glazing & Gas Central Heating
- Two Double Bedrooms
- South Facing Rear Garden
- Two Reception Rooms

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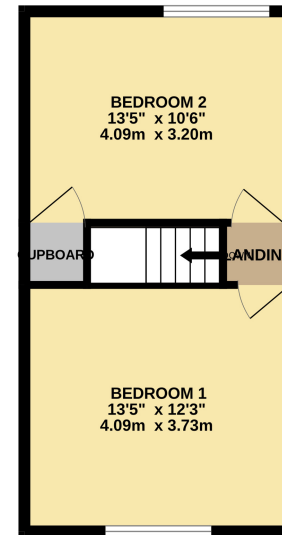
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GROUND FLOOR



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.
Made with Metropix 6/2025

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		88
(81-91) B		
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

The rear garden is south-facing and predominantly laid to lawn. There is a patio area ideal for alfresco dining and a garden shed.

Location

Within a very short walk of the property, you will find a local convenient shop as well as a 10 minute walk to Collington Parade where you will find Tesco Express, Pharmacy, Hairdressers and Doctors' surgery. Bexhill Town Centre is just approximately 1 mile away with a selection of day-to-day shops and well-regarded restaurants. Collington train station is just approximately 0.9 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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