



23 Barnhorn Road

Bexhill-On-Sea, TN39 4QB

- 1930's detached house within a few hundred
 Three bedrooms yards of Little Common shops
- Two reception rooms

Extensive off-road parking

Garage

- · Large, south-facing rear garden
- Gas central heating and uPVC double glazed windows and doors

Abbott & Abbott Estate Agents offer for sale this detached 1930's house, situated in a most convenient location, on the favoured south-side of Barnhorn Road, within a few hundred yards of Little Common shops and services.

Although in need of some general updating, the property offers good, family-size accommodation, with most rooms having a southerly aspect and outlook over the rear garden. There are three bedrooms, two reception rooms including a 19'9 x 13'10 lounge, a kitchen with appliances and a modern bathroom suite. Outside, there is a large, south-facing rear garden, extensive off-road parking, and a garage. Gas central heating in installed and there are uPVC double glazed windows and exterior doors.

Local buses stop nearby, and Cooden Beach railway station, golf course and seafront are just over a mile, with Bexhill town centre just over two miles.





£399,950



Enclosed Entrance Porch

Entrance Hall 13' x 6'9 (3.96m x 2.06m)

Living Room

19'10 max x 13'10 max (6.05m max x 4.22m max)

Dining Room 10' x 9'7 (3.05m x 2.92m)

Utility Lobby

Cloakroom

Kitchen 9'6 x 9' (2.90m x 2.74m)

First Floor Landing

Bedroom One 13'11 x 10' (4.24m x 3.05m)

Bedroom Two 10'5 x 9'3 (3.18m x 2.82m)

Bedroom Three 10' x 9'6 (3.05m x 2.90m)

Bathroom



Off-Road Parking

Single Garage 14' x 9'6 (4.27m x 2.90m)

Large South-Facing Rear Garden

Council Tax Band: E (Rother District Council)

EPC Rating: E







Floor Plans Location Map

Barnhorn Road, TN39 Approximate Gross Internal Area = 102.4 sq m / 1103 sq ft Approximate Garage Internal Area = 12.3 sq m / 133 sq ft Approximate Total Internal Area = 114.7 sg m / 1236 sg ft Kitcher 290 x 274 9'6 x 9 Bedroom 3 Dining Room Living Room 3.05 x 2.90 Bedroom 2 3.18 x 2.82 19'10 x 13'10 10'5 x 9'3 Bedroom 1 4.27 x 2.90 4.24 x 3.05 First Floor IN This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective

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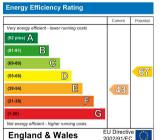
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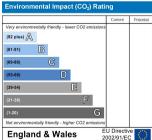
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.



Energy Performance Graph





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