

# Abbott & Abbott

Estate Agents, Valuers and Lettings



134 Barnhorn Road, Bexhill on Sea, TN39 4QG

Price Guide £720,000



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# 134 Barnhorn Road

Bexhill on Sea, TN39 4QG

- Individual & beautifully presented detached chalet house on large, mature plot
- Delightful 20' sitting room overlooking rear garden
- Contemporary ground floor shower room and large first floor bath/shower room
- Rear garden just over 100' in length, with useful timber-built garden room
- Only half a mile from Little Common and on bus route
- Highly versatile accommodation with potential for five bedrooms
- Large L-shaped kitchen with integrated appliances
- Property set 100' back from road behind large front garden
- Gas central heating and uPVC double glazed windows and exterior doors.
- Highly recommended and well worth inspection

Abbott and Abbott Estate Agents offer for sale this individual and beautifully presented detached chalet-style house, set in large, mature gardens and situated within easy reach of Little Common shops. Built in the 1950's but extensively improved in more recent years with contemporary styling, the property offers bright and highly versatile accommodation, with a potential for five bedrooms - two on the ground floor and a superb 18'1 x 17'1 main bedroom, with the arrangement of the accommodation lending itself to form useful 'suites' - ideal for dual occupancy. There is also an excellent 20' x 11'6 sitting room with separate dining area and an L-shaped kitchen with integrated appliances. Both the ground floor shower room and the very spacious first floor bath/shower room feature lovely contemporary suites. Outside, the property is approximately 100' (30.48m) back from the road and set in truly lovely, secluded gardens with a large and useful timber-built garden room in the rear garden.

The property is well situated, in a road of individual property and on a bus route, with buses to Eastbourne, Hastings and Bexhill town centre stopping immediately to the front of the property. Little Common shops and services are about half a mile and Cooden Beach railway station, golf course and seafront are just under two miles.

This is an exceptional property, with highly versatile accommodation, set in large, mature gardens. Viewing is certainly recommended.



**Enclosed Sun Porch** 13'9 x 5'11 (4.19m x 1.80m)

**Entrance Hall** 20' x 5'7 (6.10m x 1.70m)

**Delightful Sitting Room** 20' x 11'6 (6.10m x 3.51m)

**South-Facing Dining Room**  
11'2 x 10'10 max (3.40m x 3.30m max)

**L-Shaped Kitchen/Breakfast Room**  
16'5 max x 9'10 max (5.00m max x 3.00m max)

**Inner Hall**

**Bedroom Two** 13'9 x 11'6 (4.19m x 3.51m)

**Bedroom Three** 11'10 x 10'6 (3.61m x 3.20m)

**Contemporary Shower Room**

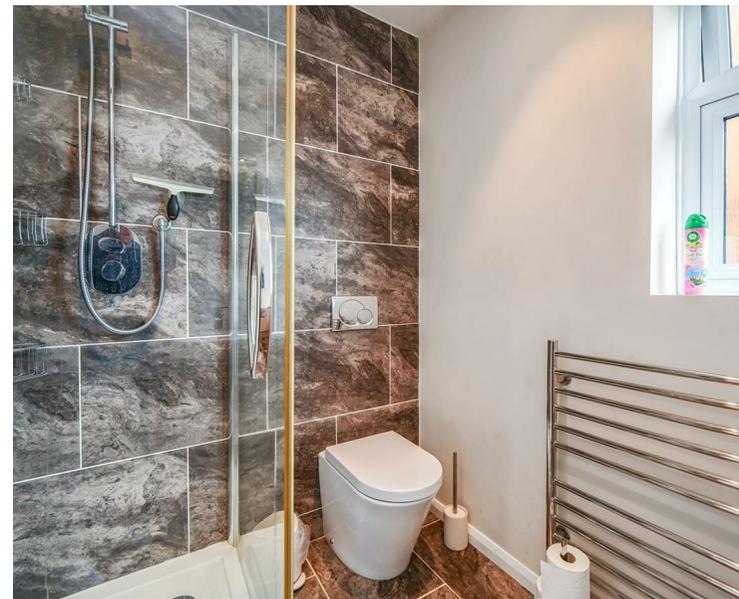
**First Floor Landing**

**Large, South-Facing Main Bedroom**  
18'1 x 17'1 (5.51m x 5.21m)



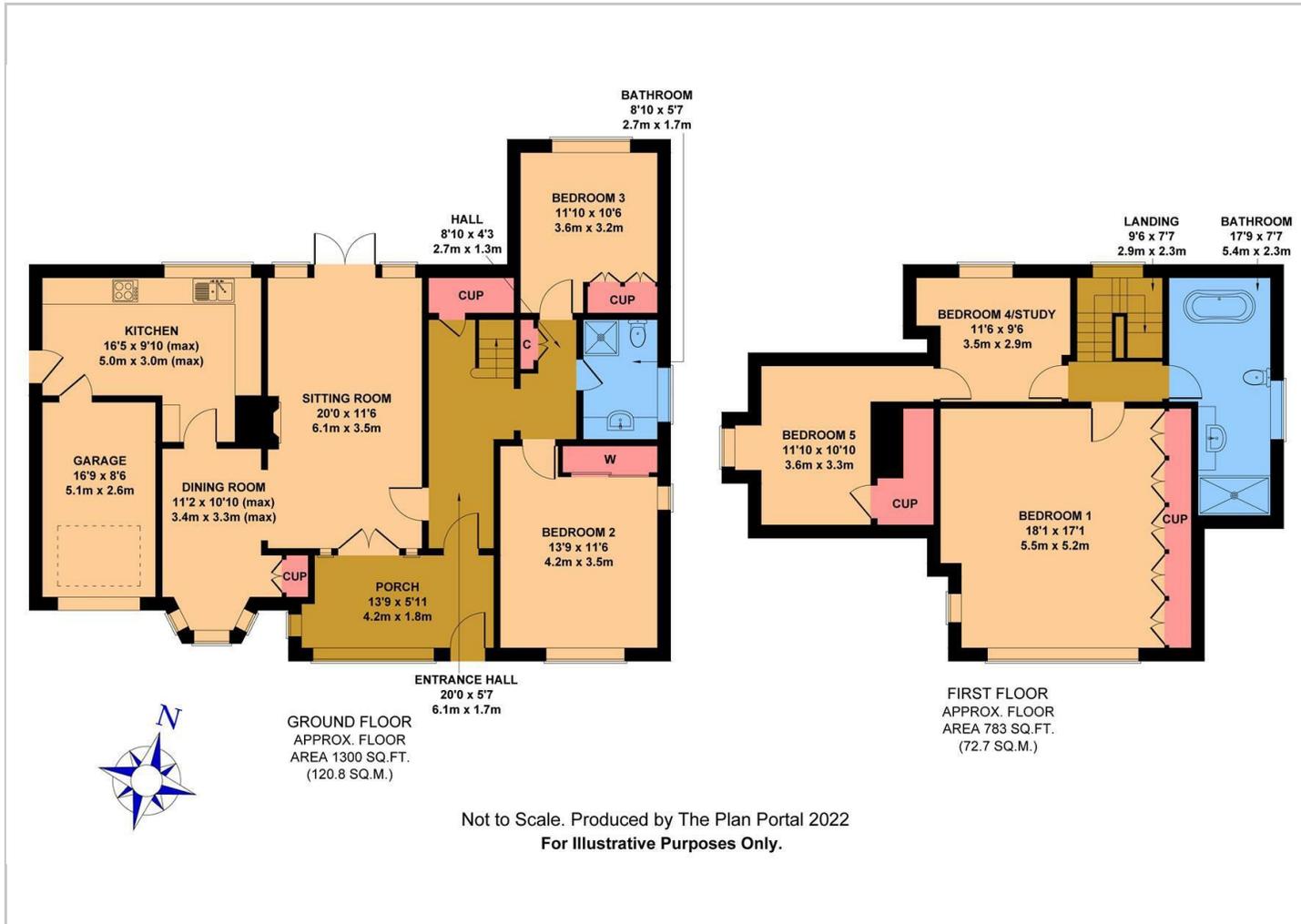


**Spacious Bath/Shower Room** 17'9 x 7'7 (5.41m x 2.31m)  
**Bedroom Four/Study** 11'6 x 9'6 (3.51m x 2.90m)  
**Bedroom Five** 11'10 x 10'10 (3.61m x 3.30m)  
**Integral Garage** 16'9 x 8'6 (5.11m x 2.59m)  
**Large, Well-Stocked & Mature Gardens**  
**Timber-Built Garden Room**  
**Council Tax Band: E (Rother District Council)**  
**EPC Rating: D**

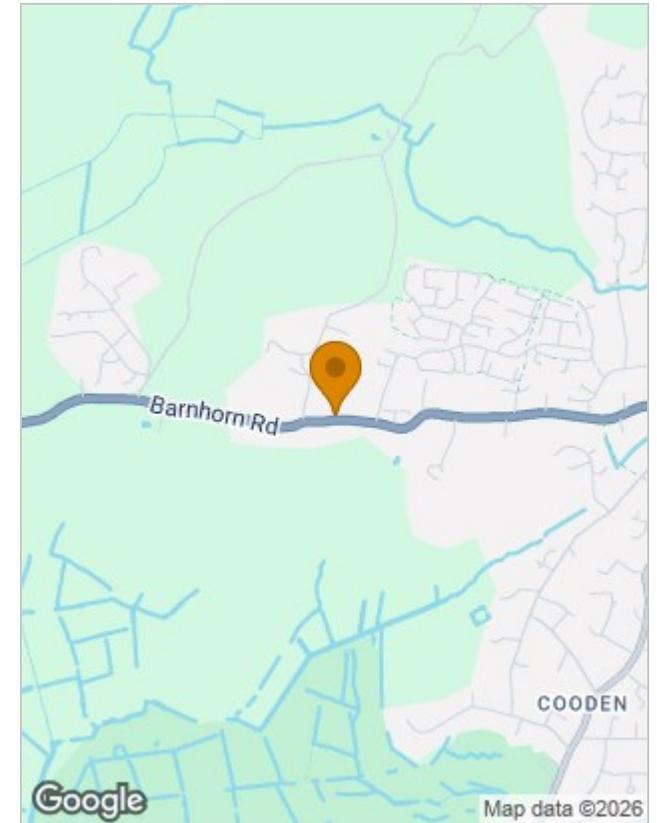




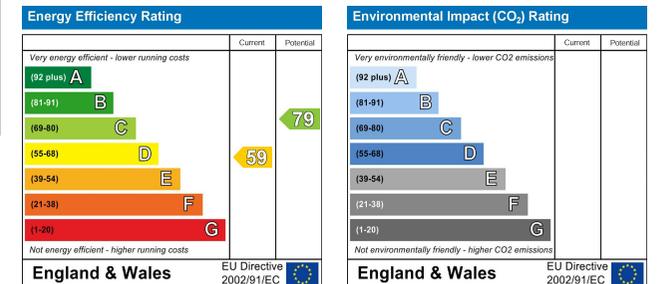
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.