

Abbott & Abbott

Estate Agents, Valuers and Lettings



12 Little Common Road, Bexhill-On-Sea, TN39 4JB

£475,000





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Bexhill-On-Sea, TN39 4JB

- Highly spacious detached house of character in mature gardens
- Superb 26'10 sitting room
- uPVC double glazed conservatory
- Off-road parking
- Situated on a bus route, just a few hundred yards from Bexhill Down
- Four bedrooms - with large en suite bath/shower room
- 26'10 kitchen/breakfast room
- Most rooms with 9' ceiling height adding to feeling of space
- Gas central heating & uPVC double glazed windows and exterior doors
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this highly spacious detached house of character, offering excellent family-size accommodation and situated just a few hundred yards from the open spaces of Bexhill Down. Substantially extended at the rear, the property provides four bedrooms - the main bedroom with a large en suite bath/shower room, two reception rooms including a superb 26'10 sitting room, a uPVC double glazed conservatory, a 26'10 kitchen/breakfast room, and bathroom. Many rooms have a 9' ceiling height adding to the feeling of light and space. Outside, there is off-road parking and mature gardens, the rear garden approximately 90' in length. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well situated, on a bus route, with local schools close by. The property is approximately midway (1 mile) between Bexhill town centre and Little Common. The seafront at West Parade is just over half a mile.



Enclosed Entrance Porch

L-Shaped Entrance Hall

Dining Room

12' plus bay x 10'5 (3.66m plus bay x 3.18m)

Superb Sitting Room

26'10 x 14'4 (8.18m x 4.37m)

uPVC Double Glazed Conservatory

13'6 x 8'9 (4.11m x 2.67m)

Kitchen/ Breakfast Room

26'10 max x 9' (8.18m max x 2.74m)

Lobby

Cloakroom

uPVC Double Glazed Lean-To Porch

10'7 x 5'4 (3.23m x 1.63m)

Split-Level First Floor Landing





Bedroom One 14'5 x 14' (4.39m x 4.27m)

Spacious En Suite Bath/ Shower Room
13'2 x 9'2 (4.01m x 2.79m)

Bedroom Two 12' x 10'6 (3.66m x 3.20m)

Bedroom Three
12'6 plus bay x 9'6 (3.81m plus bay x 2.90m)

Bedroom Four 12'6 x 7' (3.81m x 2.13m)

Bathroom

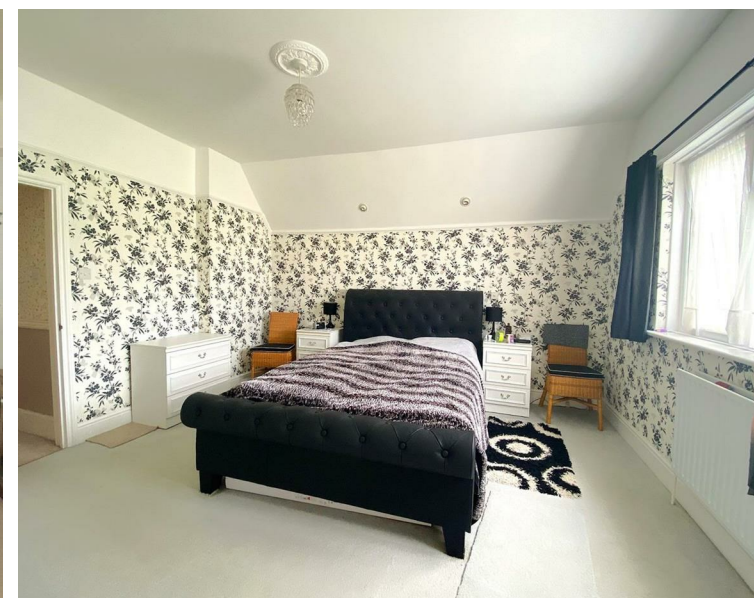
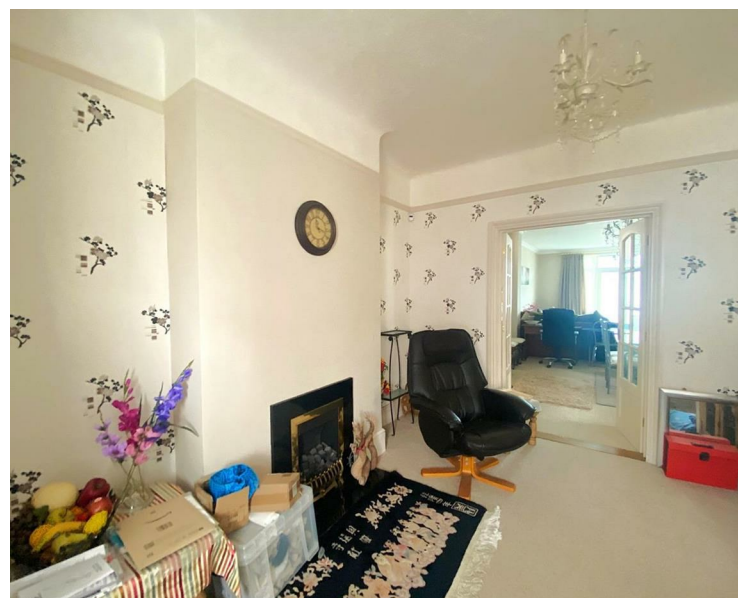
Separate WC

Off-Road Parking

Mature Gardens

Council Tax Band: E (Rother District Council)

EPC Rating: E





Floor Plans

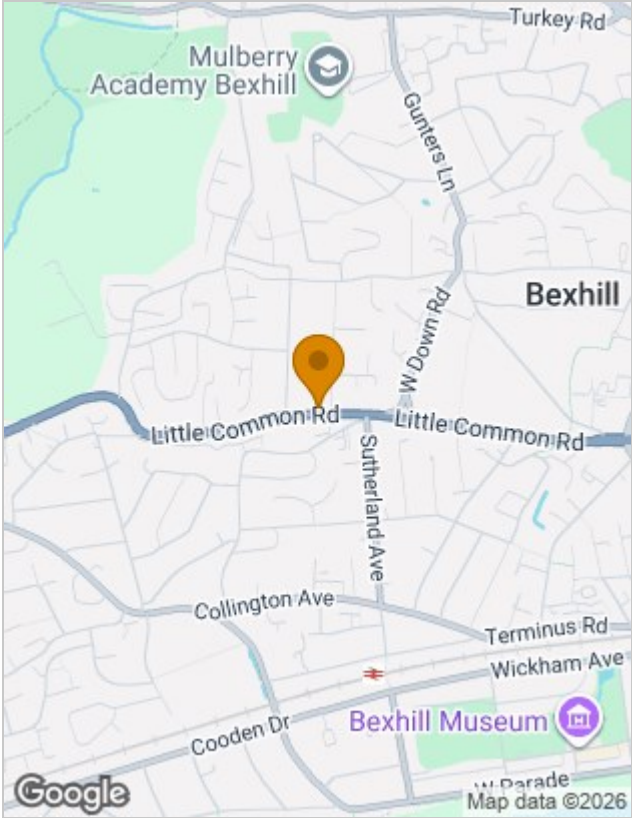


Viewing

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.

Location Map



Energy Performance Graph

