

Abbott & Abbott

Estate Agents, Valuers and Lettings



160 Barnhorn Road, Bexhill-On-Sea, TN39 4QL

£595,000





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160 Barnhorn Road

Bexhill-On-Sea, TN39 4QL

- Substantial 1930's detached house on large plot backing farmland
- Three reception rooms - including a large room currently providing a fifth bedroom
- Ground floor shower room and first floor bathroom
- Long, private, and mature rear garden
- Some general modernisation required
- Four bedrooms
- Good size kitchen with separate utility room
- Extensive off-road parking and garage
- Air source heat pump, solar panels and double glazed windows
- Excellent family home with considerable scope for improvement

Abbott & Abbott Estate Agents offer for sale this substantial 1930's detached house, situated on the western outskirts of the town, yet easily accessible to Little Common shops and services, and set on a large plot backing directly onto open farmland. The property is now in need of general modernisation and redecoration, but offers excellent, family-size accommodation which provides four bedrooms and three reception rooms, with one of the reception rooms forming part of a later extension to the property and suitable for a wide variety of uses. There is also a good size kitchen with separate utility room, a ground floor shower room and first floor bathroom. Well screened from the road behind a bank of mature trees and ornamental shrubs, the property also features extensive off-road parking, a garage, and a long, lawned, and private rear garden. Heating is provided by an air source heat pump, complimented by solar panels.

The property is situated just a few hundred yards from a service station with local shop, close to bus stops, with services to Eastbourne, Hastings, and Bexhill town centre, and is just under a mile from Little Common. Cooden Beach railway station, golf course, and seafront are about two miles distant.



Enclosed Entrance Porch 11' x 8'7 (3.35m x 2.62m)

Good Size Entrance Hall

Lounge 15' plus bay x 11' (4.57m plus bay x 3.35m)

South-Facing Dining Room
15' into bay x 12'5 (4.57m into bay x 3.78m)

Kitchen 16' x 10'6 (4.88m x 3.20m)

Utility Room 11'4 x 7'6 (3.45m x 2.29m)

Shower Room

South-Facing Reception Room
17' x 15'9 (5.18m x 4.80m)

First Floor Landing

Bedroom One
15' into bay x 12'6 (4.57m into bay x 3.81m)

Bedroom Two 13'6 x 11'2 (4.11m x 3.40m)



Bedroom Three

10' x 10' (3.05m x 3.05m)

Bedroom Four

8'9 x 8' (2.67m x 2.44m)

Bathroom

Separate WC

Extensive Off-Road Parking

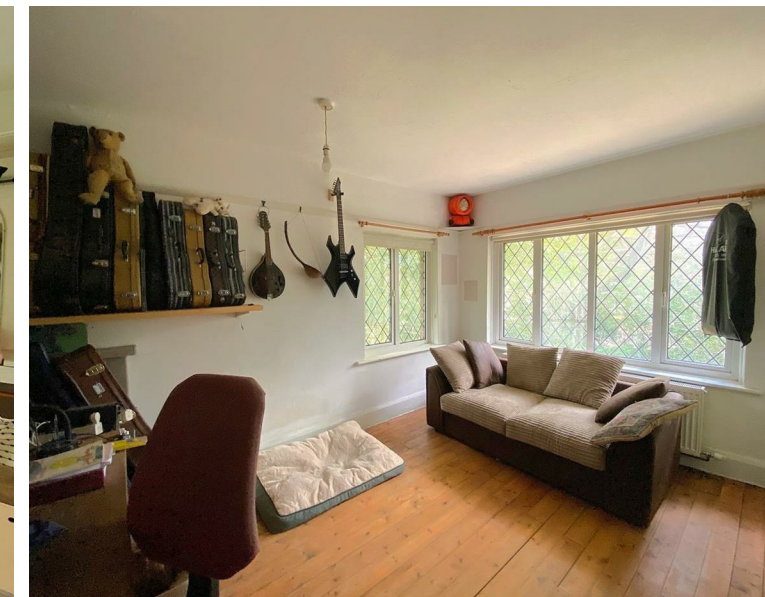
Single Garage

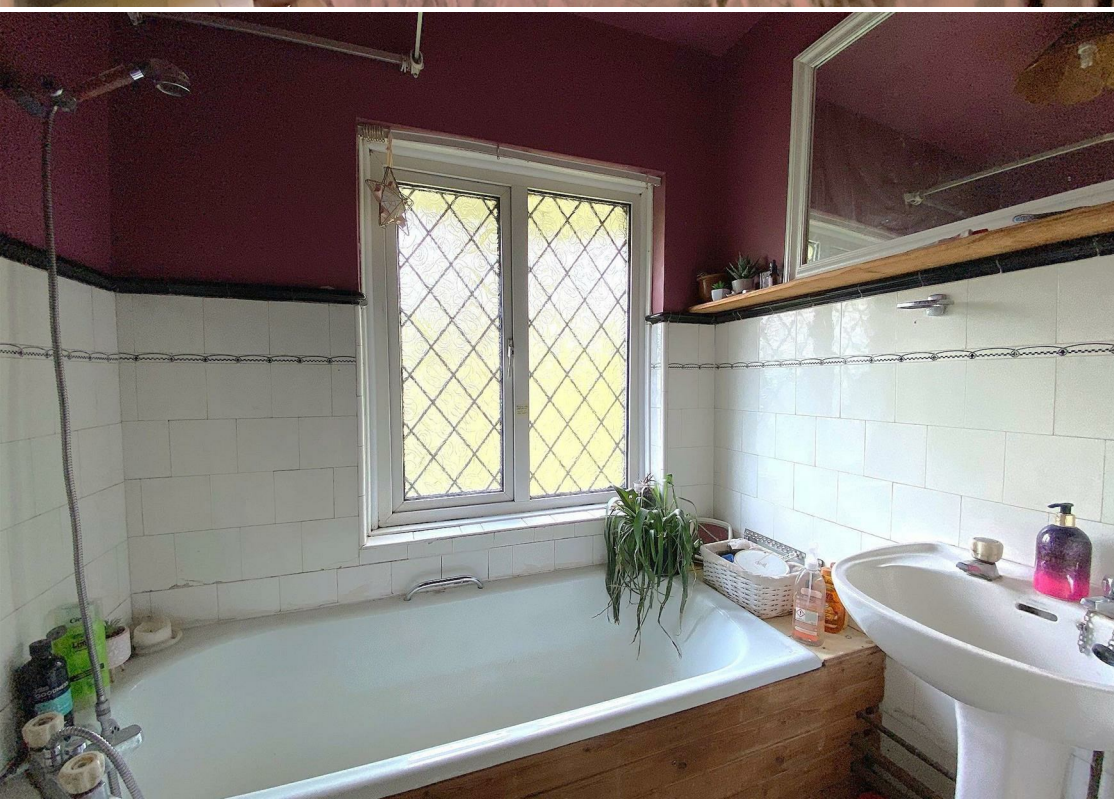
Established, Mature Gardens

Council Tax Band: E (Rother District Council)

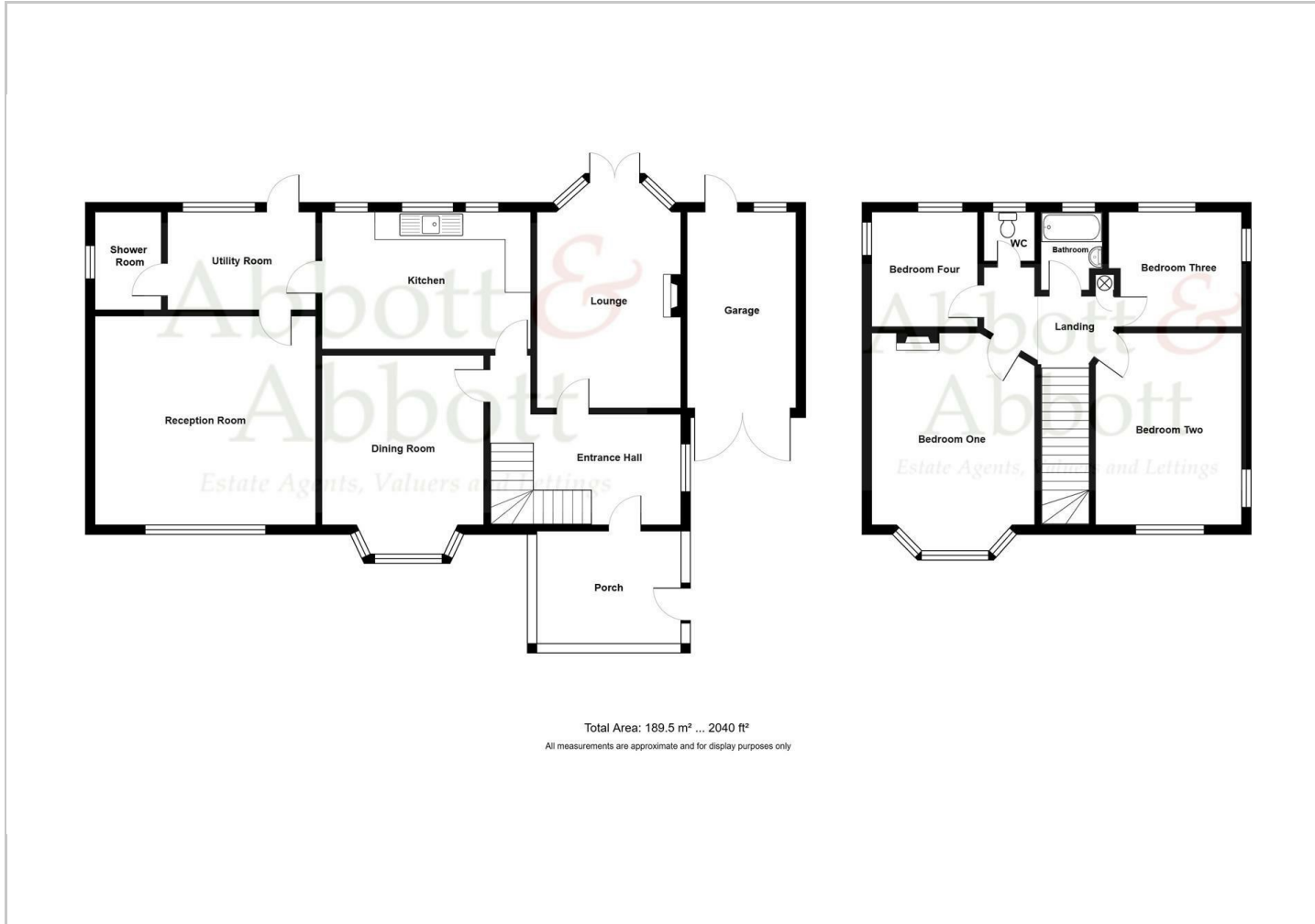
EPC Rating: D

Access Note - Enquire for further details





Floor Plans



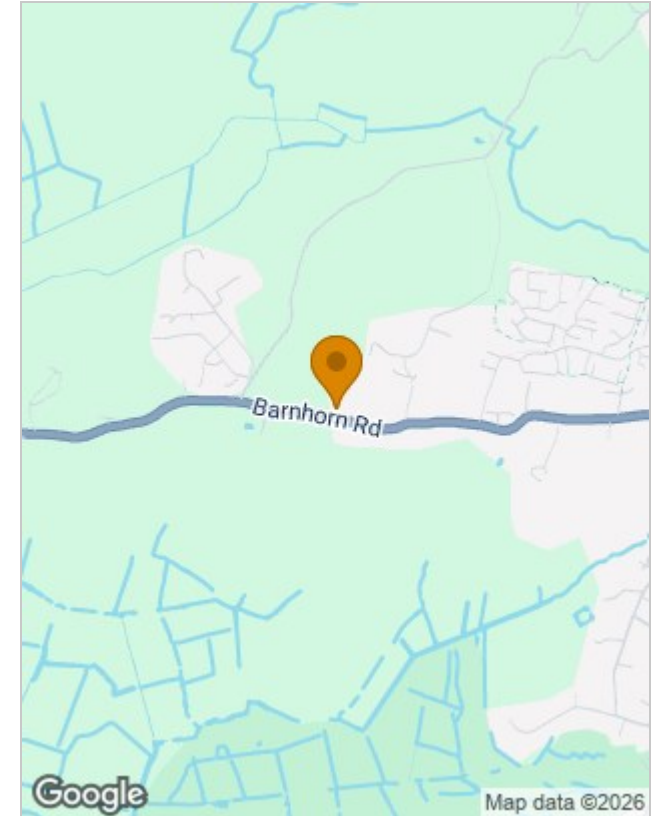
Viewing

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.

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Location Map



Energy Performance Graph

