



St Ives Little Common Road, Bexhill On Sea, TN39 4SB

Offers In Excess Of £300,000

A fantastic opportunity to acquire a mixed-use investment property in a prime location on Little Common Road, Bexhill. This well maintained building comprises a ground floor commercial unit currently let to a well established hairdressing business, and a one-bedroom flat above also with a long term tenant in occupation on an AST.

The residential accommodation benefits from a separate entrance, well proportioned rooms, and access to a good sized rear garden. The commercial space has strong visibility and footfall, making it a desirable position for business tenants.

With long-term rental potential, and great positioning close to local amenities, transport links, and the vibrant village of Little Common, this is an excellent investment.

****Please Note:** The internal photographs of the commercial property were taken prior to the current business taking occupation, so are not an accurate representation of it's current state**

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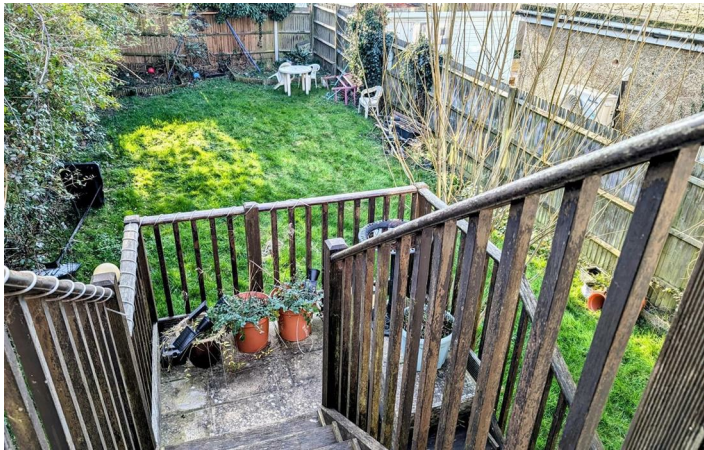


- Freehold Investment
- Ground Floor Shop
- Desirable Location
- Mixed Use Building
- Tenants In Situ
- Close to Local Amenities
- First Floor Flat with Private Entrance
- Private Rear Garden



[Directions](#)

Tel: 01424 730678



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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