



Little Common Road, Bexhill-On-Sea TN39 4HU

welcome to

Little Common Road, Bexhill-On-Sea

Fox & Sons are proud to bring to the market this charming TWO-BEDROOM MID-TERRACED home situated in perfect proximity to Bexhill Town, local shops, schools and Bexhill Downs. The property benefits from two generously sized double bedrooms, modern kitchen & bathroom and two separate receptions rooms!



Entrance Hall

Entrance porch area, space for coats, bags and shoes.

Lounge

13' 4" x 12' 4" (4.06m x 3.76m)

A generously-sized sitting room featuring a double-glazed window to the front aspect, TV point, multiple powerpoints and radiator, modern, neutral & light decor throughout.

Dining Room

13' 5" x 10' 6" (4.09m x 3.20m)

An open & exceptionally light space offering a double-glazed window to the rear aspect, understairs storage, TV point, powerpoints, radiator and stairs leading to the first-floor.

Kitchen

9' 2" x 5' 10" (2.79m x 1.78m)

Featuring a range of wall and base units to both side aspects, double-glazed window to the side aspect & double-glazed door leading to the outside patio, a sink & drainer unit, four-ring ceramic hob with low-level oven/grill below and extractor fan above, space and plumbing for a washing machine, fridge-freezer and/or tumble-dryer.

Bedroom One

13' 4" x 12' 3" (4.06m x 3.73m)

Large double-glazed window to the front aspect, radiator and powerpoints.

Bedroom Two

13' 5" x 10' 6" (4.09m x 3.20m)

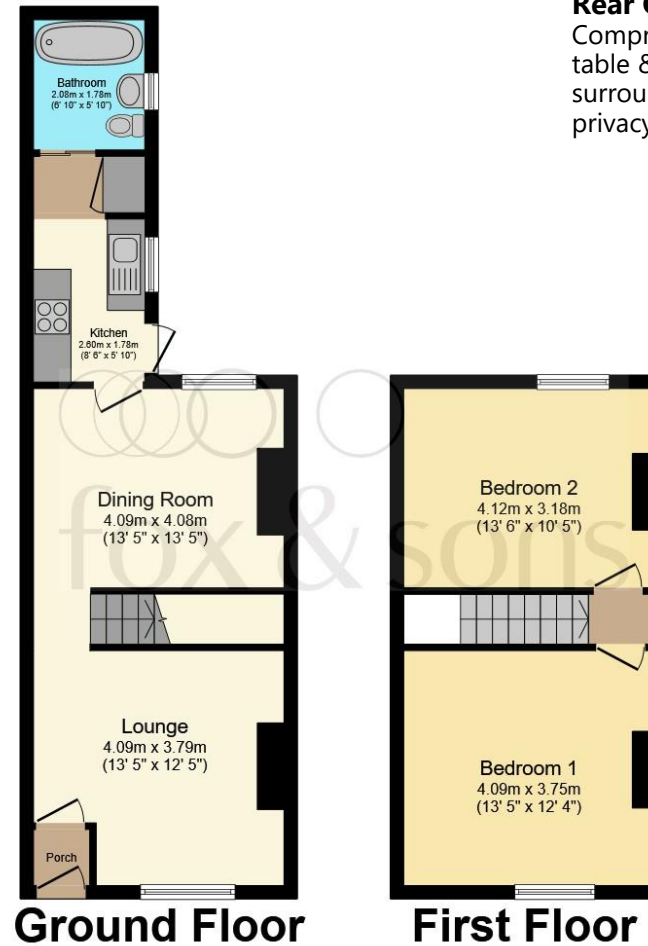
With a double-glazed window to the rear aspect, TV point, powerpoints, radiator and built-in storage space over the stairway.

Bathroom

A matching white & modern suite offering a paneled bath and glass shower screen and shower unit above, pedestal wash-hand basin and tap, low-level WC, heated towel rail and opaque double-glazed window to the rear aspect above head level.

Rear Garden

Comprising a patio'd space perfect for a garden table & chairs, as well as a large area of lawn surrounded by wooden fencing giving the garden privacy and seclusion from neighbouring houses.



Total floor area 73.9 sq.m. (796 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Little Common Road, Bexhill-On-Sea

- TWO-BEDROOM MID-TERRACED HOUSE
- MODERN KITCHEN & BATHROOM
- TWO RECEPTION ROOMS
- FANTASTIC FOR FIRST-TIME BUYERS
- SOUTH-FACING GARDEN

Tenure: Freehold EPC Rating: Awaited

£260,000



Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.



Please note the marker reflects the postcode not the actual property

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Property Ref:
BOS112181 - 0003

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