



Barnhorn Road, Bexhill-On-Sea TN39 4QB



welcome to

Barnhorn Road, Bexhill-On-Sea

A unique opportunity has arisen to acquire this stunning three bedroom detached house in the sought after location of Little Common situated within 0.8 miles of Little Common Village and within close proximity to local bus routes offering direct access to Eastbourne, Hastings and Bexhill Town Centre. Boasting with spacious and contemporary accommodation the property comprises; a lounge, kitchen, 3rd reception room, study, cloakroom, three bedrooms, family bathroom and en suite. Further benefiting from a utility room and conservatory. The property also benefits from having a sweeping driveway at the front of the property and an extensive rear garden with outbuildings and a fish pond. To truly appreciate this unique family home please call to book a viewing in 01424 224243!



Access Via

Private front door into

Entrance Porch

With double glazed windows to the front & side aspects & Double glazed front door into

Entrance Hall

Under stairs cupboard, inset fish tank into wall, parquet flooring.

Living Room

15' 1" into bay x 13' 6" (4.60m into bay x 4.11m)
Double glazed bay fronted window to the front aspect, radiator, TV and phone points, parquet flooring and spotlights.

Kitchen

17' 6" x 10' (5.33m x 3.05m)
Double glazed rear and side facing windows. Modern fitted kitchen including base units, work surfaces with a stainless steel one and a half bowl sink/drainer, range cooker with 8 ring hob with cooker-hood, space for fridge/freezer, TV and phone points.

Reception Room

14' 9" x 11' 11" (4.50m x 3.63m)
Open fire place, radiator, Opens onto

Conservatory

20' 5" x 10' 1" (6.22m x 3.07m)
Double glazed rear and side windows, Tiled flooring and sliding doors. door into

Rear Lobby

with access into

Utility Room

8' 1" x 7' 7" (2.46m x 2.31m)
Double glazed rear facing windows, wall and base cupboards, Belfast sink, plumbing for washing machine and dishwasher, and door to garden.

Cloakroom

Fully tiled shower enclosure, wc, wash hand basin and radiator.

Study

9' 3" x 7' 3" (2.82m x 2.21m)
Skylight, spotlights and radiator.

From Entrance Hall. stairs rise to

Landing

Cupboard and loft access.

Bedroom One

13' 8" x 13' 7" (4.17m x 4.14m)
Double glazed side and front facing window, built in wardrobes, wooden floor and radiator.

En Suite

Fully tiled suite comprising of rear and side windows, 2 person Jacuzzi bath, shower cubicle, wc, wash hand basin and radiator.

Bedroom Two

13' 6" x 12' 7" (4.11m x 3.84m)
Double glazed side and front facing windows, built in wardrobes, wooden flooring, radiator and TV and phone points.

Bedroom Three

10' 1" x 9' 8" (3.07m x 2.95m)
Double glazed side and rear facing window, built in wardrobes and radiator.

Bathroom

Two double glazed rear facing windows, bath with mixer taps, shower cubicle, wc, wash hand basin, radiator and spotlights.

Outside

To the front of the property there is a sweeping driveway providing off road parking for multiple vehicles leading to a garage with up & over door

To the rear of the property there is extensive gardens being level and predominantly laid to lawn with planted borders and a large decking seating area, two filtered ponds and an outbuilding measuring 21ft x 12ft supplied with power, light and water.



view this property online fox-and-sons.co.uk/Property/BOS109752



welcome to

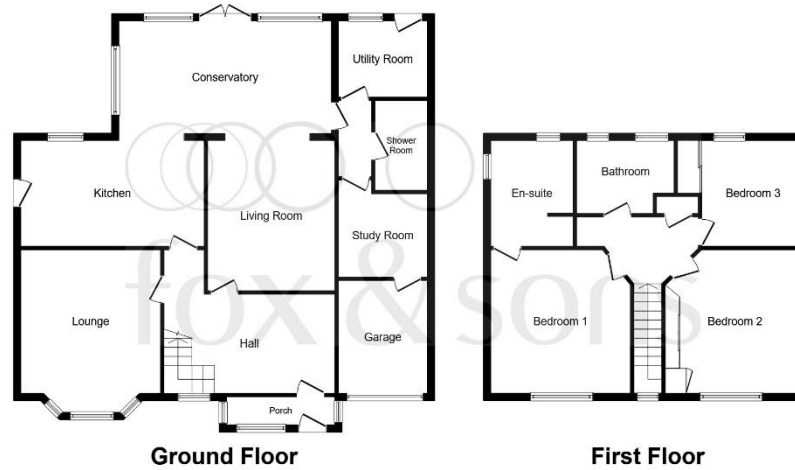
Barnhorn Road, Bexhill-On-Sea

- THREE BEDROOMS & STUDY ROOM
- EN SUITE & FAMILY BATHROOM
- DETACHED HOUSE
- EXTENSIVE REAR GARDEN WITH OUTBUILDINGS & FISH POND
- UTILITY ROOM & CONSERVATORY
- SOUGHT AFTER LITTLE COMMON LOCATION

Tenure: Freehold EPC Rating: E

offers in excess of

£500,000



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). Plan produced for Fox & Sons Powered by www.localagent.com



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BOS109752

see all our properties on zoopla.co.uk | rightmove.co.uk | fox-and-sons.co.uk



Property Ref:
BOS109752 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



01424 224243



bexhillonsea@fox-and-sons.co.uk



1 Devonshire Square, BEXHILL ON SEA, East Sussex, TN40 1AB



fox-and-sons.co.uk