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**BURGESS & CO.**  
01424 222255

87 Little Common Road, Bexhill-On-Sea, TN39 4JA

Offers In Excess Of  
£395,000 Freehold



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Burgess & Co are delighted to bring to the market this spacious three bedroom semi-detached period house set back from the road. Situated within walking distance to Bexhill Downs and a mile away from Bexhill Town Centre with its shopping facilities, restaurants, mainline railway station and seafront. Little Common Village is also approximately a mile away with further independent shops and bus services. The accommodation comprises an entrance hall, a living room, a dining room, a modern kitchen/breakfast room, a south facing sun room and a shower room to the ground floor. To the first floor there are three double bedrooms and a family bathroom. The property benefits from double glazing, gas central heating, a large south facing rear garden and a detached double garage with parking, which is accessed from Glenthorn Road. Viewing is highly recommended to fully appreciate all that this property has to offer.

**Porch**

With radiator, double glazed window to the front & side. Original door & single glazed window to

**Entrance Hall**

With radiator, understairs storage cupboard housing Ideal Logic combi boiler, stairs to First Floor.

**Dining Room**

14'4 x 13'4  
With radiator, feature electric fire, double glazed bay window to the front.

**Living Room**

14'5 x 13'4  
With radiator, feature fireplace, single glazed doors to

**Sun Room**

12'1 x 8'6  
With radiator, double glazed windows & door to the rear.

**Kitchen/Breakfast Room**

13'8 x 12'5  
Comprising matching range of wall & base units, worksurface, inset 1 & ½ bowl sink unit, tiled splashbacks, inset gas hob with extractor hood over, fitted oven, integrated dishwasher, space for American style fridge/freezer, central island with space for bar stools, radiator, double glazed window to the side & rear, single glazed door to Sun Room.

**Utility Room**

9'6 x 5'3  
Comprising worksurface, inset sink unit, tiled splashback, fitted shelving, space for appliances, double glazed window & door to the side.

**Shower Room**

Comprising shower cubicle, low level w.c, wash hand basin, towel radiator, fitted cupboard, double glazed frosted window to the side.

**First Floor Landing**

With storage cupboards, loft hatch, double glazed window to the side.

**Bedroom One**

14'4 x 13'4  
With radiator, double glazed bay window to the front.

**Bedroom Two**

13'8 x 10'2  
With radiator, double glazed window to the rear.

**Bedroom Three**

10'8 x 9'6  
With radiator, double glazed window to the rear.

**Family Bathroom**

Comprising bath with shower over, low level w.c, pedestal wash hand basin, partly tiled walls, double glazed frosted window to the front.

**Outside**

To the front there is a gravelled garden with pathway, mature plants & shrubs and side access. To the rear there is an area of decking, an area of lawn with stepping stone pathway, mature shrubs & trees, a shed and the garden is enclosed by fencing.

**Double Garage**

20'5 x 19'0  
Located to the rear with light & power connected. There is also parking for two vehicles in front of the garage. This could be converted to a home/office/annexe subject to the usual consents.

**NB**

Council tax band: D

