



BURGESS & CO.
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49 Little Common Road, Bexhill-On-Sea, TN39 4HU

Offers Over
£260,000 Freehold



Burgess & Co are delighted to offer to the market this well presented two bedroom mid-terraced house, situated directly opposite Bexhill Downs and within close proximity to local amenities, convenience shop and schools. Bexhill Town Centre is approximately a mile away with further shops, restaurants, mainline railway station and the seafront. The property has been modernised sympathetically, retaining character, whilst still having a contemporary feel. The accommodation comprises an entrance lobby, a living room, a kitchen/breakfast room, a modern family bathroom/w.c and two double bedrooms to the first floor. Further benefits include double glazing, gas central heating, a new roof, a small front courtyard and an enclosed SOUTH FACING rear garden. An internal inspection is highly recommended by vendors sole agents.

Entrance Lobby

Door to

Living Room

13'7 x 12'3

With radiator, feature gas fireplace, double glazed window to the front. Door to

Kitchen/Breakfast Room

13'8 x 13'5

Comprising matching range of wall & base units, worksurfaces, inset 1 & 1/2 bowl sink unit, tiled splashbacks, space for gas cooker, space for washing machine, dishwasher & fridge/freezer, wall mounted cupboard housing Worcester boiler, breakfast bar area, radiator, stairs to First Floor, double glazed window to the rear. Two steps down to

Rear Lobby

With radiator, double glazed door to the rear garden. Door to

Bathroom

6'4 x 6'1

Comprising bath with shower over & screen, vanity unit with inset wash hand basin, low level w.c, tiled walls, towel radiator, double glazed frosted window to the side & rear.

First Floor Landing

Bedroom One

13'6 x 12'0

With radiator, feature fireplace, double glazed window to the front.

Bedroom Two

12'6 x 11'1

With radiator, feature fireplace, built-in cupboard, airing cupboard housing water cylinder, partly panelled wall, double glazed window to the rear.

Outside

To the front there is an enclosed garden area with flowerbed area. To the rear there is a pebbled seating area, a pathway, an area of lawn, flowerbeds housing mature shrubs & hedges, a garden shed and the garden enjoys privacy.

NB

We have been advised that the boiler is 4 years old & has another 4 years remaining on the guarantee which can be transferred. A new roof was fitted in March 2024, which comes with a 25 year guarantee, the front & rear elevations had Homeshield textured wall coating applied in August 2024, which comes with a transferable guarantee of 15 years. Council tax band: B

