



ESTATE AGENTS

**Land and 160, Barnhorn Road, Bexhill-On-Sea, TN39 4QL**

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Tel: 01424 839111

**Guide Price £925,000**



An opportunity has arisen to acquire this FOUR BEDROOM, THREE RECEPTION ROOM, 1930's DETACHED HOUSE occupying a large plot (approximately 1/2 acre) with LARGE REAR GARDEN BACKING ONTO FIELDS. Offered to the market CHAIN FREE and with potential for development Located in this highly sought-after region of Bexhill, within easy reach of Little Common.

The property enjoys spacious and versatile accommodation throughout comprising a porch, entrance hallway, living room, SITTING/ DINING ROOM, kitchen-breakfast room, UTILITY ROOM and a SHOWER ROOM, plus a LARGE RECEPTION ROOM/ FIFTH BEDROOM. To the first floor there are FOUR BEDROOMS, a bathroom and a SEPARATE WC.

Externally the property occupies a GENEROUS PLOT extending to approximately 1/2 of an acre (unverified) in total with a LARGE DRIVEWAY providing OFF ROAD PARKING and a beautifully presented PRIVATE AND SECLUDED REAR GARDEN to the rear, backing on to fields. This also includes a BUILDING PLOT with OUTLINE PLANNING PERMISSION for a FOUR BEDROOMED DETACHED HOUSE. The plot extends to a good size and is currently used as part of the garden to the adjacent house and is PREDOMINANTLY LEVEL and backing onto fields.

This is considered an EXCELLENT OPPORTUNITY for those looking for a HOME WITH DEVELOPMENT POTENTIAL. Further information can be obtained via PLANNING REF: RR/2024/284/P

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

### **PRIVATE FRONT DOOR**

Leading to:

### **ENTRANCE PORCH**

Spacious with windows to front and side aspects, door to:

### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage cupboard, picture rail, double glazed window to side aspect, herringbone parquet flooring, double glazed window to side aspect, radiator.

### **LIVING ROOM**

15'1 max x 12'5 max (4.60m max x 3.78m max )

Double glazed bay window to front aspect, feature fire surround, herringbone parquet flooring, picture rail, radiator.

### **SITTING/ DINING ROOM**

18'2 max x 11'1 (5.54m max x 3.38m)

Feature fireplace, double glazed bay window to with double doors to rear aspect leading out to the garden, herringbone parquet flooring, picture rail, radiator.

### **KITCHEN-BREAKFAST ROOM**

16'1 x 10'6 (4.90m x 3.20m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker with extractor above, space for fridge freezer, stainless steel inset sink with mixer tap, two double glazed windows to rear aspect overlooking the garden.

### **UTILITY ROOM**

11'4 x 7'1 (3.45m x 2.16m)

Window and door to rear aspect overlooking and providing access to garden, space and plumbing for washing machine, tiled flooring, radiator.

### **SHOWER ROOM**

Double shower, wc, wash hand basin with tiled splashback, double glazed obscured window to side aspect, part tiled walls, tiled flooring, radiator.

### **RECEPTION ROOM**

16'11 x 15'8 (5.16m x 4.78m)

Double glazed window to front aspect, radiator, tiled flooring, double glazed window to front aspect. exposed wooden floorboard.

### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, airing cupboard.

### **BEDROOM**

15'2 x 12'5 (4.62m x 3.78m)

Double glazed bay window to front aspect, feature fire surround, exposed wooden floorboards, radiator, picture rail.

**BEDROOM**

13'7 x 11'2 (4.14m x 3.40m)

Double glazed windows to front and side aspects, exposed wooden floorboards, built in storage cupboard, radiator.

**BEDROOM**

10'1 x 10'1 (3.07m x 3.07m)

Double glazed windows to side and rear aspects, exposed wooden floorboards, picture rail, radiator.

**BEDROOM**

10'6 max x 7'11 (3.20m max x 2.41m)

Double glazed windows to rear and side aspects, radiator.

**BATHROOM**

Panelled bath with mixer tap and shower attachment, wash hand basin, part tiled walls, double glazed obscured window to rear aspect, radiator.

**WC**

Double glazed obscured window to rear aspect, radiator.

**REAR GARDEN**

A particular feature of the property is the beautifully presented, private and secluded large garden backing onto fields. The garden is predominantly level and is considered family friendly, mainly laid to lawn with a range of mature shrubs plants and trees.

**OUTSIDE - FRONT**

Driveway providing off road parking for multiple vehicles.

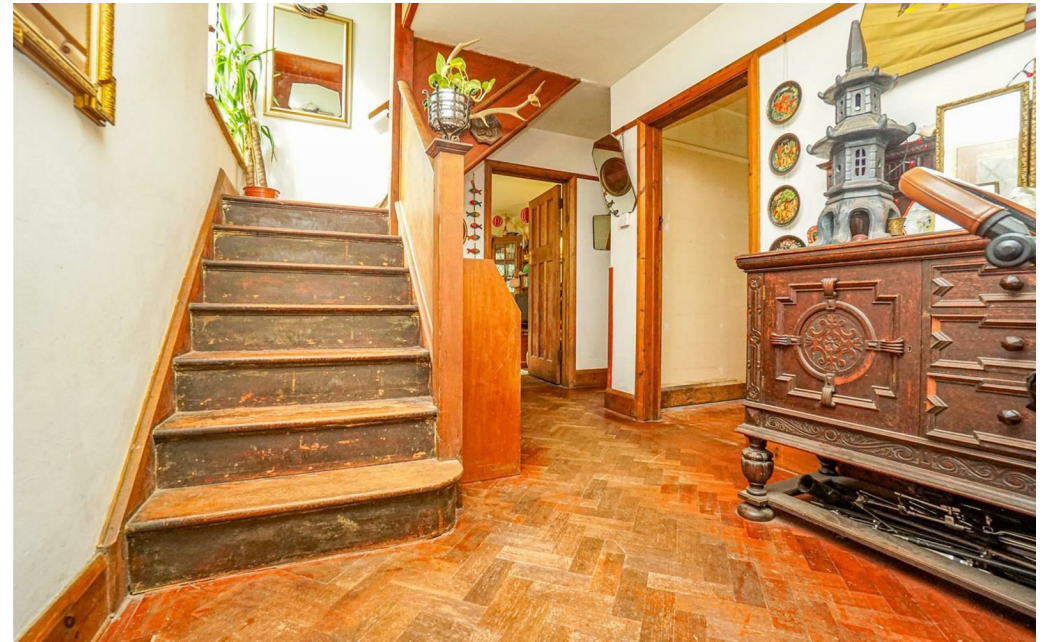






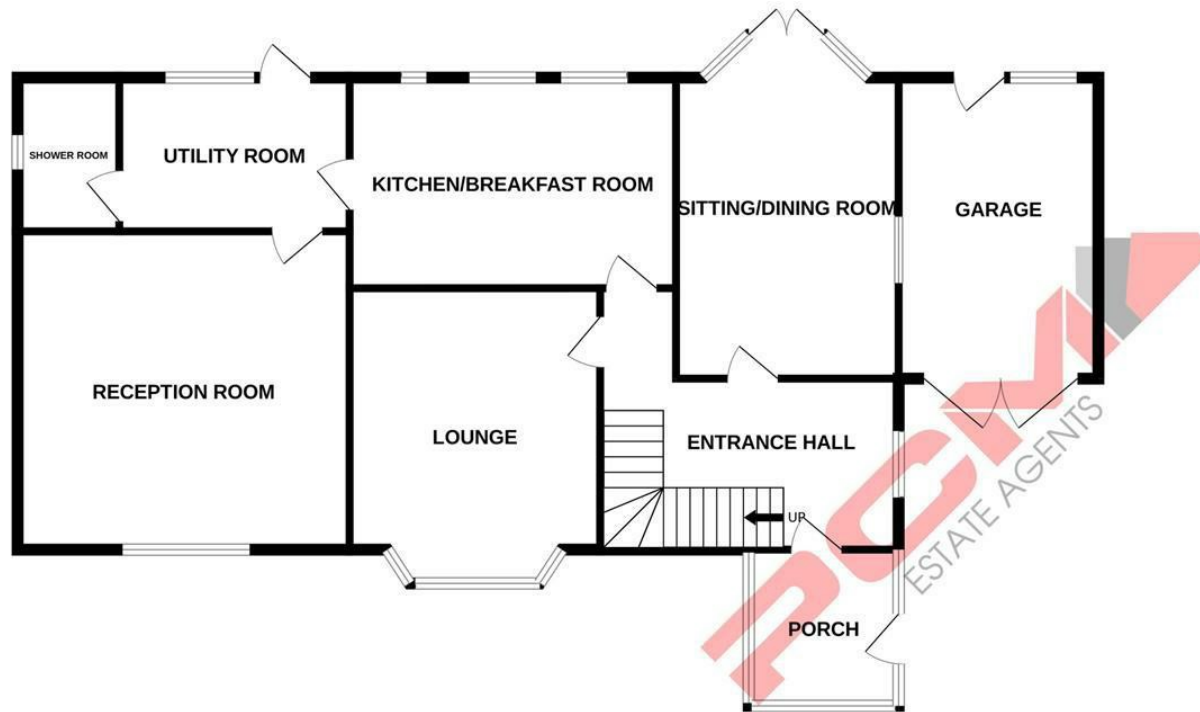




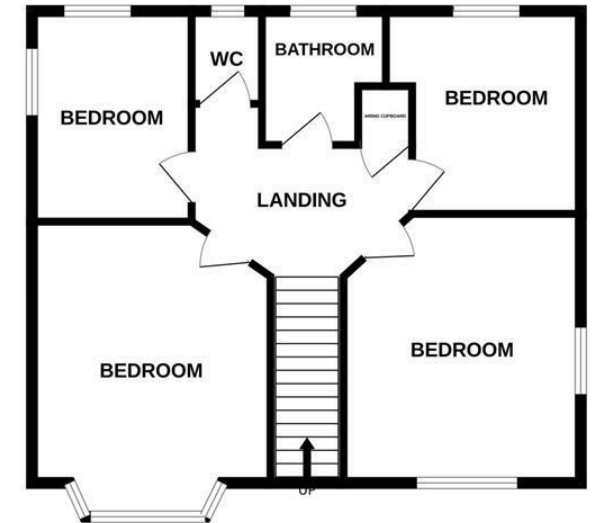




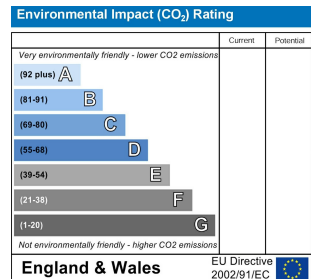
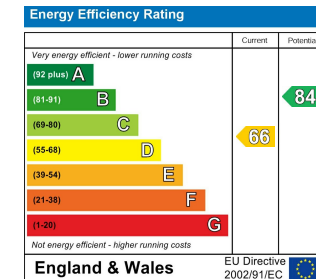
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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