

**RUSH  
WITT &  
WILSON**



**31 Little Common Road, Bexhill-On-Sea, East Sussex TN39 4HU  
£230,000**



**A charming two double bedroom mid terrace cottage, spacious kitchen/ breakfast room, gas central heating system with recently installed new boiler, living room, double glazed windows and doors, modern refitted bathroom suite, private front and south facing rear garden, entrance and side lobbies, situated opposite the beautiful Downs in Bexhill, viewing comes highly recommended by RWW sole agents, Council Tax Band B.**



**Entrance Lobby**

Entrance door.

**Living Room**

13'10" x 12'4" (4.24 x 3.77)

Window to front elevation with views over the Downs, single radiator, brick fireplace with Tv shelf.

**Inner Hall Way**

Stairs to first floor.

**Kitchen/ Breakfast Room**

13'8" x 10'6" (4.17 x 3.22)

Fitted kitchen comprising range of base and wall units, laminated worktops, single drainer sink unit with mixer tap, space for range style cooker, extractor canopy and light, fridge/ freezer, gas central heating system boiler, window to the rear elevation, single radiator, tiled splash backs.

**Rear Lobby**

Door to rear garden, space for additional white good.

**Bathroom**

Modern refitted suite comprising walk-in shower with marble effect aqualisa splashbacks, sliding door, electric shower with controls and shower head, obscured glass windows to rear and side elevations, wash hand basin with vanity unit, wc with concealed cistern, heated towel rail and radiator, tiled walls.

**First Floor Landing**

Access to roof space.

**Bedroom One**

13'10" x 11'10" (4.22 x 3.62)

Window to front elevation, single radiator, fireplace with wooden mantle and surround, fitted double mirror fronted wardrobes.

**Bedroom Two**

13'11" x 10'8" (4.25 x 3.26)

Window to rear elevation, single radiator, airing cupboard, wardrobe cupboard.

**Outside****Front Garden**

Cottage style gardens with potted plants, pathway to front entrance.

**Rear Garden**

South facing with patio areas for alfresco dining, included are two timber framed sheds - the larger of which has power and lights, enclosed by fencing, raised flower beds.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



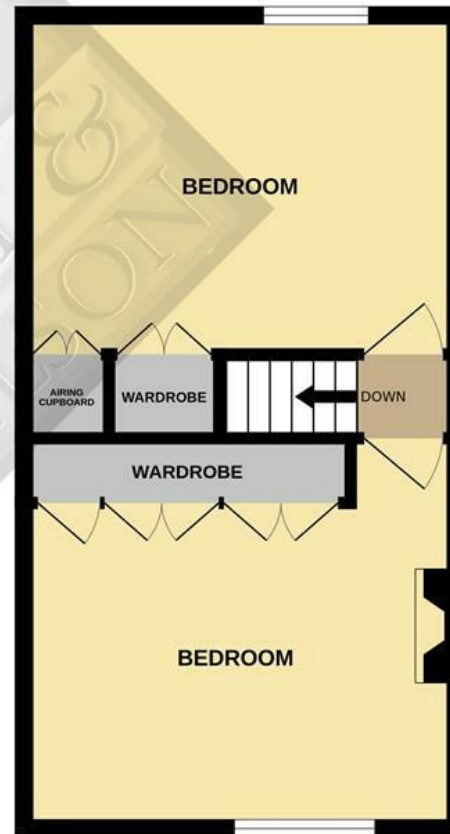




GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

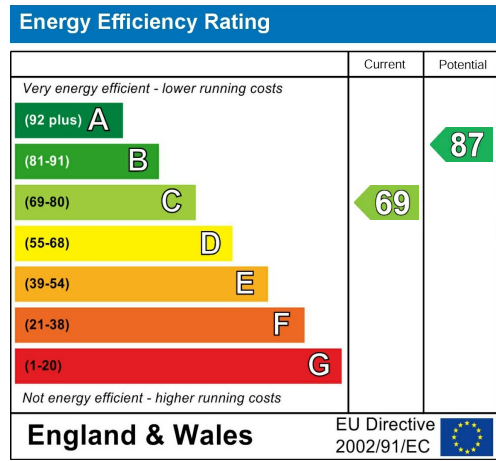
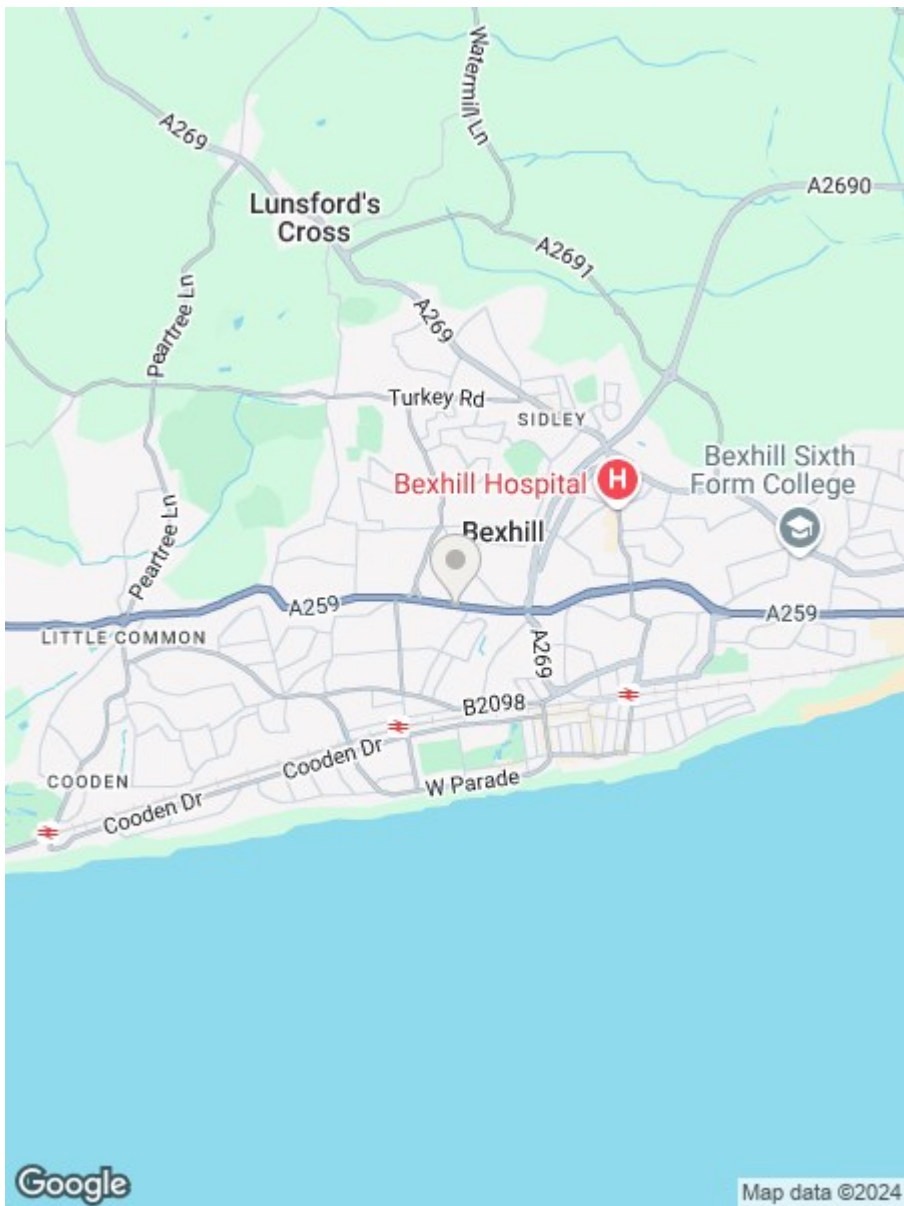


1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (70.9 sq.m.) approx.

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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**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**