

RUSH  
WITT &  
WILSON



**28a Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QA**  
**£499,000**

This exceptional opportunity presents a unique detached three-bedroom house located down a serene long driveway, just a stone's throw from the charming Little Common Village. The property features bright and spacious interiors, including a well-appointed master bedroom complete with an ensuite bathroom, conveniently located on the ground floor. The first floor offers two additional bedrooms serviced by a stylish bathroom. The home boasts several desirable amenities, including a gas central heating system and double glazed windows and doors for enhanced comfort and energy efficiency. A large cinema/studio room provides a versatile space for entertainment or relaxation, while the inviting living room, complemented by an additional dining room, creates an ideal setting for social gatherings. Additional highlights include a convenient downstairs cloakroom and extensive 0.25 acres private gardens both front and back, ensuring ample outdoor space for leisure and activities. The property is offered with VACANT POSSESSION, making it an attractive choice for prospective buyers. Viewing is highly recommended, and this listing is exclusively represented by RWW sole agents. The property falls under Council Tax Band E. Don't miss the chance to make this special house your new home.



## Covered Entrance Porchway

## Entrance Hallway

With entrance door, obscured glass window to the side elevation, double radiator, large built in cloaks cupboard.

## Cloakroom

WC with low level flush, wall mounted wash hand basin, single radiator, half height wall tiling, obscured glass window to the side elevation.

## Living Room

17'11" x 12'5" (5.47 x 3.81)

Windows to the front and side elevations, double radiator.

## Dining Room

12'6" x 10'9" (3.82 x 3.28)

Dual aspect with windows to the front and side elevations, double radiator.

## Kitchen

13'3" x 12'2" (4.04 x 3.72)

Window and door to the side elevation, modern fitted kitchen comprising a range matching wall and base level units with marble effect worktops, gas hob with extractor canopy and light, integrated dishwasher, integrated washing machine, one and half bowl single drainer sink unit with mixer tap, space for fridge freezer, double radiator, tiled splashbacks, concealed LED lighting.

## Bedroom One

17'7" x 11'11" (5.37 x 3.65)

Window to the rear elevation, double radiator.

## En-Suite

Comprising walk in shower cubicle with glass screen, hand/shower attachment and fixing, wall mounted mirror with light, electric shaver point, wc with concealed cistern, vanity unit, wash hand basin with mixer tap, obscured glass window to the side elevation, partly tiled walls, heated towel rail, built in airing cupboard with shelving and housing the domestic hot water and central heating boiler.

## Studio/Cinema Room

20'11" x 16'6" (6.39 x 5.05)

Dual aspect with windows and doors to the front and rear elevations, built in storage cupboard.

## First Floor Landing

With access to the roof space, built in wardrobe cupboards, double radiator, obscured glass windows to the side elevation, door leads to large flat roof sun terrace.

## Bedroom Two

14'11" x 11'11" (4.56 x 3.65)

Window to the rear elevation, double radiator, extensive wardrobe cupboards.

## Bedroom Three

20'2" x 15'2" (6.15 x 4.64)

Window to the front elevation, double radiator, built in wardrobe cupboards.

## Bathroom

Suite comprising wc with low level flush, chrome heated towel rail, pedestal mounted wash hand basin, walk in shower cubicle with chrome controls and chrome showerhead, obscured glass window to the side elevation, tiled walls.

## Outside

### Front Garden

Sweeping driveway leading to the extensive bricked paved off road parking, established shrubbery, plants and trees of various kinds.

### Rear Garden

Mainly laid to lawn, private and secluded with mature shrubbery, plants and trees of various kinds, all enclosed with fencing, bricked paved patio area suitable for alfresco dining, outside storage cupboard.

## 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  
1403 sq.ft. (130.3 sq.m.) approx.



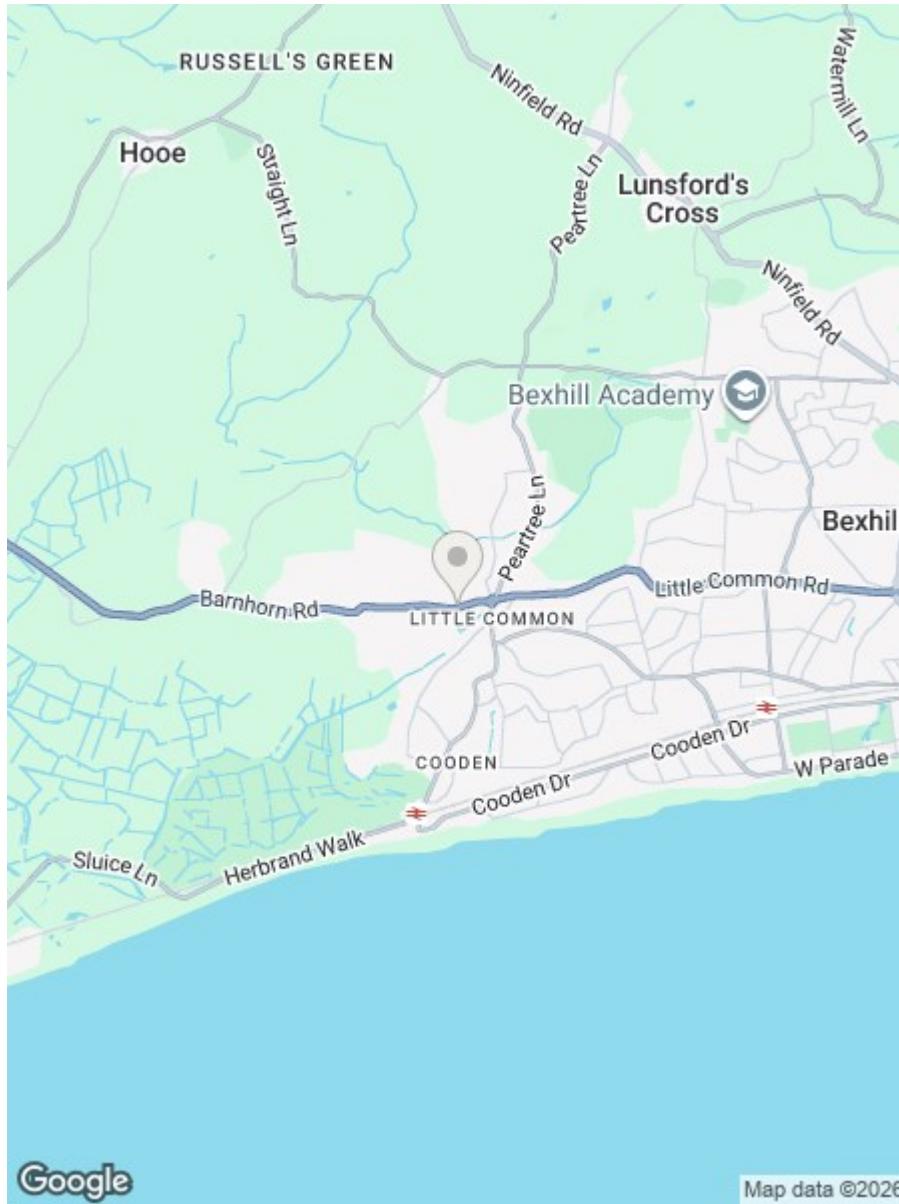
1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 2237 sq.ft. (207.8 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	59	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

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