

**RUSH  
WITT &  
WILSON**



**21 Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QB  
£575,000**



**A four bedroom detached chalet style bungalow situated in this popular residential location of Little Common, Bexhill, within close walking distance to Little Common Village offering a wide range of amenities. Full of charm and character throughout, the property comprises large living/dining room, modern fitted kitchen/breakfast room, modern fitted kitchen/dining room, utility room, downstairs bathroom, two downstairs double bedrooms. To the first floor the property boasts an additional two double bedrooms and family bathroom suite. Other internal benefits include double glazed windows and doors and electric heating system. Externally the property boasts off road parking for multiple vehicles and a beautifully established south facing private rear garden. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents, Bexhill.**



**Entrance Porch**

Windows to the side and rear elevations, glass panelled entrance door.

**Entrance Hallway**

Glass panelled entrance door, stairs rising to first floor, storage cupboard, additional under-stairs storage cupboard, electric radiator.

**Kitchen/Breakfast Room**

20'6" x 12'8" (6.27m x 3.87m )  
Modern fitted kitchen with a range of matching wall and base level units, laminated straight edge worktop surfaces, sink with mixer tap, integrated electric oven and grill, electric hob, integrated fridge/freezer, window to side elevation, glass panelled door giving access onto the side porch, large storage cupboard, double glazed tri-folding doors giving access onto the decking area.

**Living/Dining Room**

18'11" x 17'6" (5.79m x 5.34m )  
Dual aspect with windows to the rear and side elevations, feature fireplace and radiator.

**Side Porch**

9'9" x 7'2" (2.98m x 2.2m )  
Window to the side elevation, door leading from front to back.

**Utility Room**

7'9" x 5'8" (2.38m x 1.74m )  
Matching wall and base level units, laminate straight edge worktop surfaces, sink with mixer tap, space and plumbing for washing machine and dishwasher, window to the side elevation.

**Bedroom Two**

16'0" x 11'11" (4.89m x 3.64m )  
Dual aspect with windows to the side and front elevations, electric radiator.

**Bedroom Four**

12'2" x 7'4" (3.71m x 2.25m )  
Window to the side elevation, alcove with fitted shelving.

**Downstairs Bathroom**

Modern suite comprising wc. with low level flush, pedestal mounted wash hand basin with mixer tap, free standing bath

with chrome tap and chrome hand shower attachment, large walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, obscure double glazed windows to the side elevation.

**First Floor**

**Landing**

Airing cupboard, slatted shelving, hot water cylinder, doors off to the following:

**Bedroom One**

20'6" x 16'11" (6.26m x 5.17m )  
Dual aspect with double glazed windows to the side and rear elevations.

**Bedroom Three**

16'4" x 11'1" (5m x 3.4m )  
Windows to the front elevation, eaves storage.

**Bathroom**

Suite comprising wc. with low level flush, pedestal wash hand basin with mixer tap, panelled bath with chrome taps and additional chrome hand shower attachment, window to the side elevation.

**Home Office**

7'6" x 10'5" (2.31 x 3.19)  
Door to side providing access.

**Outside**

**Front Of The Property**

Driveway providing off road parking for multiple vehicles.

**Rear Garden**

Extensive in size and is south facing, the garden is mainly laid to lawn and is beautifully maintained and established with plants, shrubs and small trees of various kinds, large timber framed summerhouse, with additional garden store shed, multiple decking areas suitable for al-fresco dining.

**Garage**

With double opening doors.

**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.

Council Tax Band – E







GROUND FLOOR  
1172 sq.ft. (108.9 sq.m.) approx.



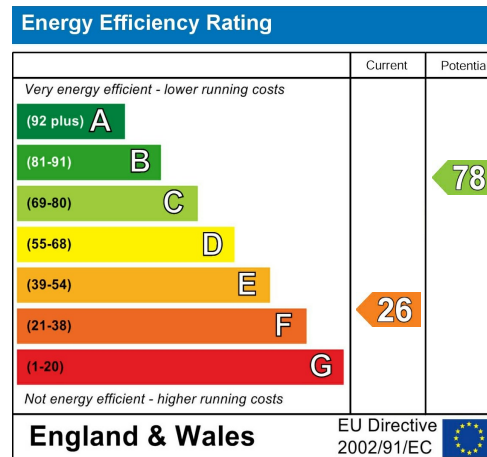
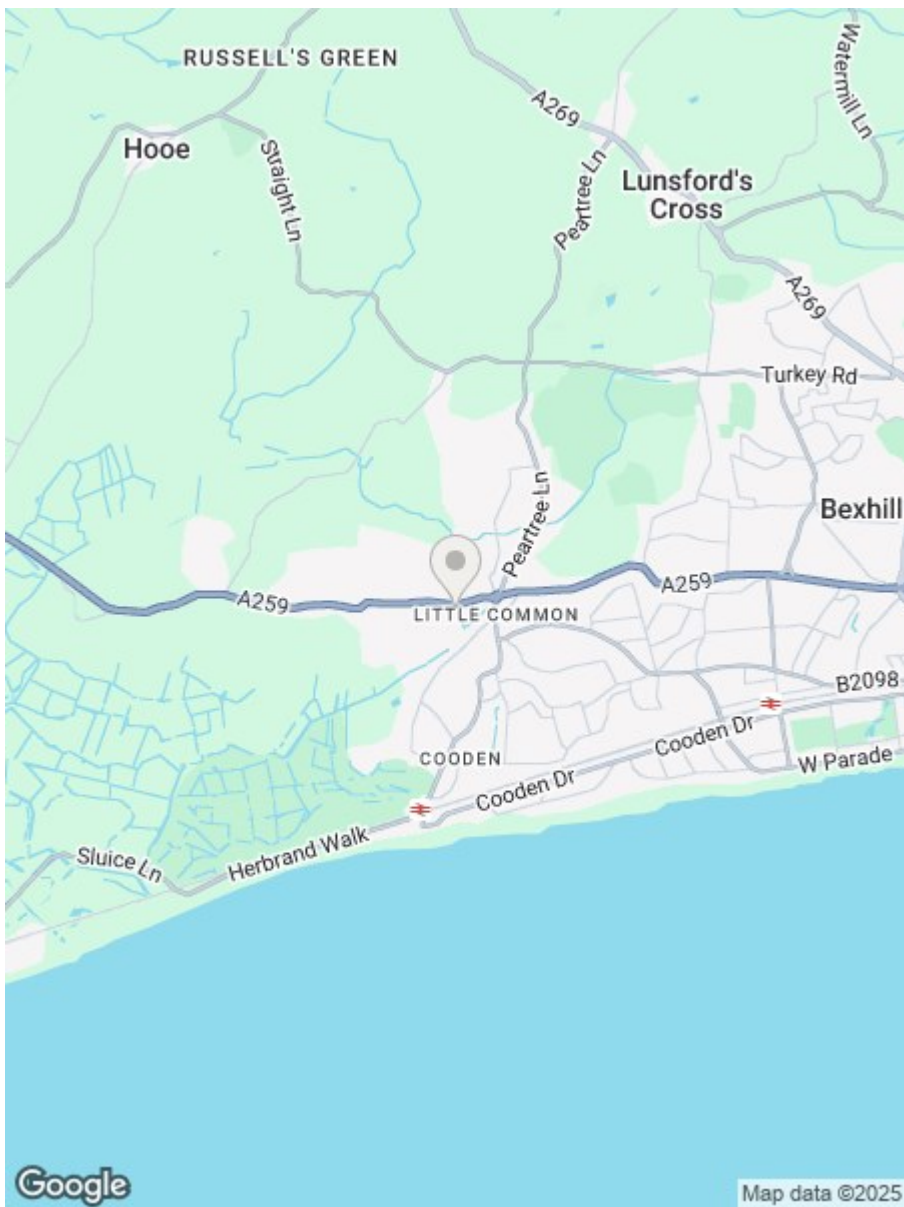
1ST FLOOR  
498 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1670 sq.ft. (155.1 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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