

Abbott & Abbott

Estate Agents, Valuers and Lettings

1 Meads Road, Bexhill-On-Sea, TN39 4SY

Offers In Excess Of £500,000

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1 Meads Road

Bexhill-On-Sea, TN39 4SY

- Detached 4-bedroom character home
- Spacious kitchen with utility room
- Over 2,100 sq ft of accommodation
- Gas central heating and double glazing
- Huge potential to create a stunning family home
- Three reception rooms plus study space
- South-facing conservatory and garden
- Detached garage
- Walk to shops, school and amenities
- No onward chain

A rare opportunity to acquire a substantial detached family home in the heart of Little Common, just moments from local shops, excellent amenities and highly regarded schools.

Dating from around the turn of the 20th century, this character-filled property offers over 2,100 sq ft of flexible accommodation, including four bedrooms, three reception rooms and a stunning 29ft south-facing conservatory overlooking mature gardens. Packed with original features including high ceilings, fireplaces, cornicing and picture rails, the house combines period charm with exciting potential to create a truly exceptional family home. Outside, the property benefits from secluded south-facing gardens, a detached garage and gardens wrapping around three sides.

Offered with no onward chain, this is a fantastic opportunity for buyers seeking space, character and a prime village location with the chance to add their own style and value.





Offers In Excess Of £500,000

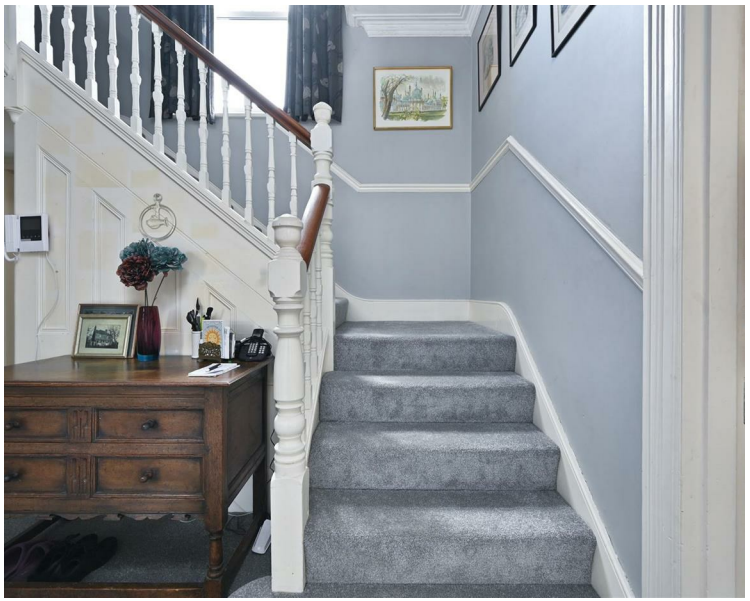


Enclosed Entrance Porch	
Entrance Hall	
Living Room	16'1 x 12'5 (4.90m x 3.78m)
Dining Room	14'3 x 12'6 (4.34m x 3.81m)
Conservatory	29'6 x 6'6 (8.99m x 1.98m)
Study	10'3 x 8'5 (3.12m x 2.57m)
Kitchen/Breakfast Room	16'8 x 11' (5.08m x 3.35m)
Utility Room	8'1 x 7' (2.46m x 2.13m)
Rear Lobby	
Cloakroom	
First Floor Landing	
Bedroom One	14'4 x 12'4 max (4.37m x 3.76m max)
En Suite Bathroom	



Bedroom Two	16'1 x 12'4 (4.90m x 3.76m)
Bedroom Three	11' x 10' (3.35m x 3.05m)
Bedroom Four	10' x 9'3 (3.05m x 2.82m)
Shower Room	
Separate WC	
Detached Garage	15'4 max x 13'10 max (4.67m max x 4.22m max)
Gardens	
Council Tax Band: E (Rother District Council)	
EPC Rating: D	











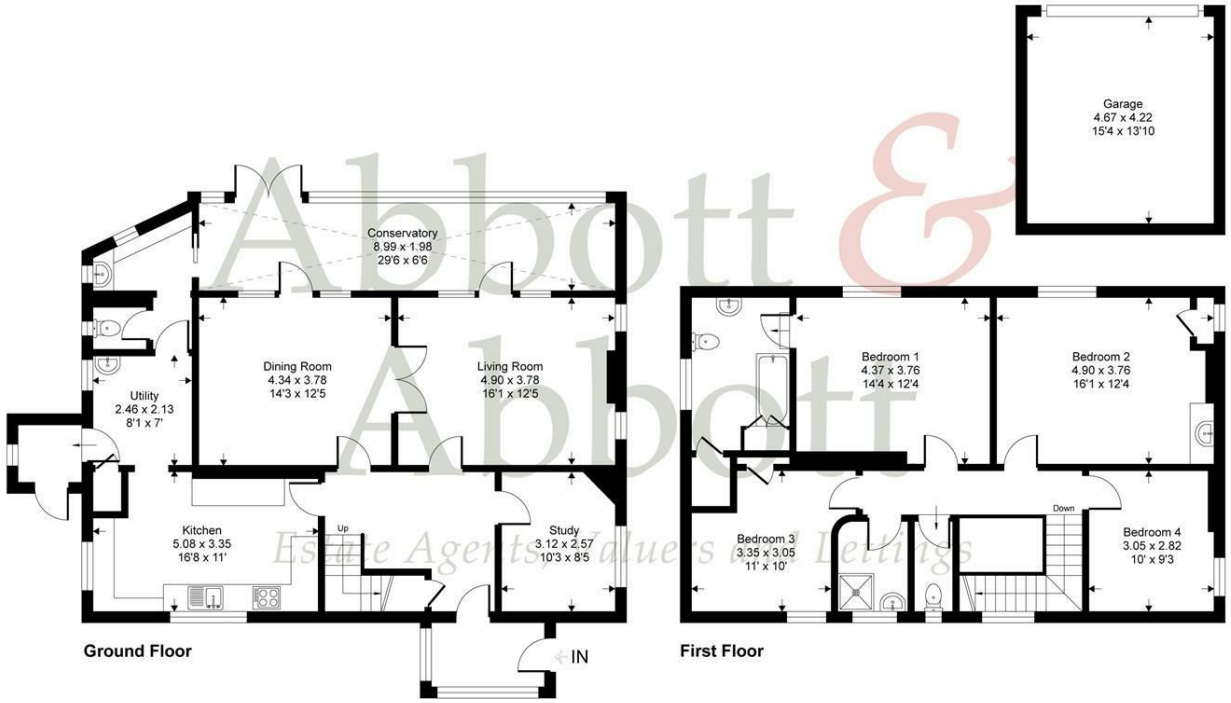




Floor Plans

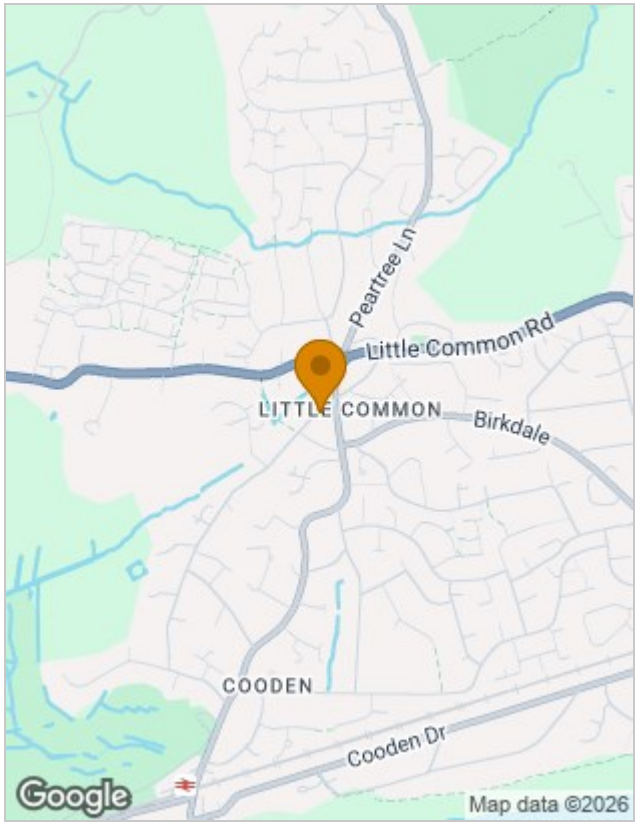
Meads Road, TN39

Approximate Gross Internal Area = 197 sq m / 2121 sq ft
Approximate Garage Internal Area = 19.6 sq m / 212 sq ft
Approximate Total Internal Area = 216.6 sq m / 2333 sq ft

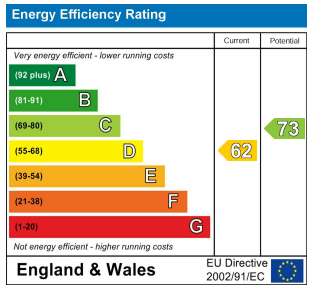


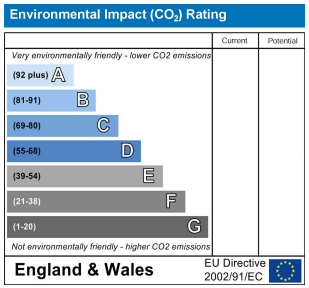
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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Location Map



Energy Performance Graph





Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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