

# Abbott & Abbott

Estate Agents, Valuers and Lettings



12 Little Common Road, Bexhill-On-Sea, TN39 4JB

£495,000





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# 12 Little Common Road

Bexhill-On-Sea, TN39 4JB

- Highly spacious detached house of character in mature gardens
- Superb 26'10 sitting room
- uPVC double glazed conservatory
- Off-road parking
- Situated on a bus route, just a few hundred yards from Bexhill Down
- Four bedrooms - with large en suite bath/shower room
- 26'10 kitchen/breakfast room
- Most rooms with 9' ceiling height adding to feeling of space
- Gas central heating & uPVC double glazed windows and exterior doors
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this highly spacious detached house of character, offering excellent family-size accommodation and situated just a few hundred yards from the open spaces of Bexhill Down. Substantially extended at the rear, the property provides four bedrooms - the main bedroom with a large en suite bath/shower room, two reception rooms including a superb 26'10 sitting room, a uPVC double glazed conservatory, a 26'10 kitchen/breakfast room, and bathroom. Many rooms have a 9' ceiling height adding to the feeling of light and space. Outside, there is off-road parking and mature gardens, the rear garden approximately 90' in length. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well situated, on a bus route, with local schools close by. The property is approximately midway (1 mile) between Bexhill town centre and Little Common. The seafront at West Parade is just over half a mile.



**Enclosed Entrance Porch**

**L-Shaped Entrance Hall**

**Dining Room**

12' plus bay x 10'5 (3.66m plus bay x 3.18m)

**Superb Sitting Room** 26'10 x 14'4 (8.18m x 4.37m)

**uPVC Double Glazed Conservatory**

13'6 x 8'9 (4.11m x 2.67m)

**Kitchen/ Breakfast Room**

26'10 max x 9' (8.18m max x 2.74m )

**Lobby**

**Cloakroom**

**uPVC Double Glazed Lean-To Porch**

10'7 x 5'4 (3.23m x 1.63m)

**Split-Level First Floor Landing**





- Bedroom One** 14'5 x 14' (4.39m x 4.27m)
- Spacious En Suite Bath/ Shower Room** 13'2 x 9'2 (4.01m x 2.79m)
- Bedroom Two** 12' x 10'6 (3.66m x 3.20m)
- Bedroom Three** 12'6 plus bay x 9'6 (3.81m plus bay x 2.90m)
- Bedroom Four** 12'6 x 7' (3.81m x 2.13m)
- Bathroom**
- Separate WC**
- Off-Road Parking**
- Mature Gardens**
- Council Tax Band: E (Rother District Council)**
- EPC Rating: E**





## Floor Plans



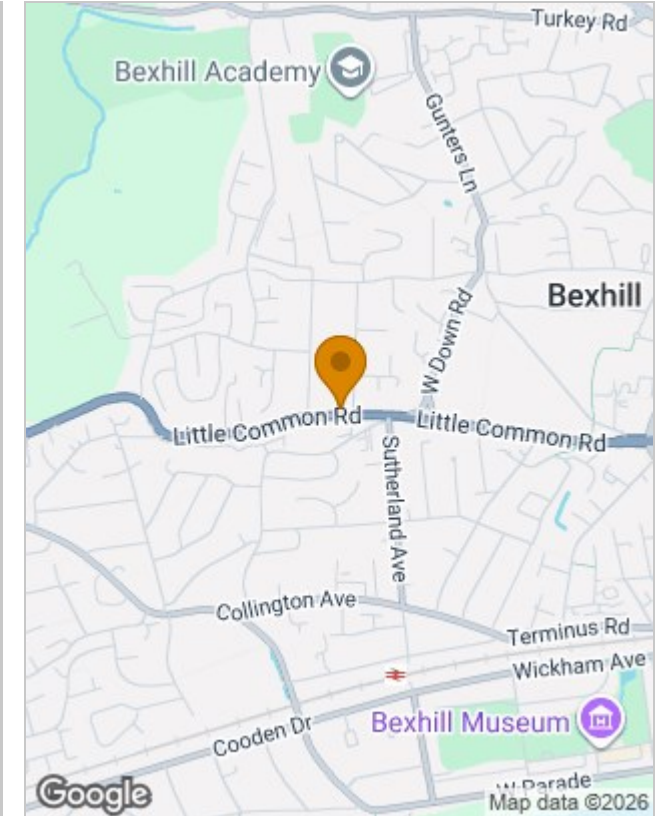
## Viewing

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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## Location Map



## Energy Performance Graph

