



**160, Barnhorn Road, Bexhill-On-Sea, TN39 4QL**

Web: [www.pcimestateagents.co.uk](http://www.pcimestateagents.co.uk)  
Tel: 01424 839111

**Price £695,000**

An opportunity has arisen to acquire this FOUR BEDROOM, THREE RECEPTION ROOM, 1930's DETACHED HOUSE with LARGE REAR GARDEN BACKING ONTO FIELDS. Offered to the market CHAIN FREE. Located in this highly sought-after region of Bexhill, within easy reach of Little Common.

The property enjoys spacious and versatile accommodation throughout comprising a porch, entrance hallway, living room, SITTING/ DINING ROOM, kitchen-breakfast room, UTILITY ROOM and a SHOWER ROOM, plus a LARGE RECEPTION ROOM/ FIFTH BEDROOM. To the first floor there are FOUR BEDROOMS, a bathroom and a SEPARATE WC.

Externally the property occupies a GENEROUS PLOT extending to approximately  $\frac{1}{4}$  of an acre (unverified) in total with a LARGE DRIVEWAY providing OFF ROAD PARKING and a beautifully presented PRIVATE AND SECLUDED REAR GARDEN to the rear, backing on to fields.

The property also enjoys MODERN UPGRADES including SOLAR PANELS and an AIR SOURCE HEAT PUMP.

Please call PCM Estate Agents now to arrange your immediate viewing to avoid disappointment.

#### **PRIVATE FRONT DOOR**

Leading to:

#### **ENTRANCE PORCH**

Spacious with windows to front and side aspects, door to:

#### **ENTRANCE HALLWAY**

Stairs rising to first floor accommodation, under stairs storage cupboard, picture aril, double glazed window to side aspect, herringbone parquet flooring, double glazed window to side aspect, radiator.

#### **LIVING ROOM**

15'1 max x 12'5 max (4.60m max x 3.78m max )

Double glazed bay window to front aspect, feature fire surround, herringbone parquet flooring, picture rail, radiator.

#### **SITTING/ DINING ROOM**

18'2 max x 11'1 (5.54m max x 3.38m)

Feature fireplace, double glazed bay window to with double doors to rear aspect leading out to the garden, herringbone parquet flooring, picture rail, radiator.

#### **KITCHEN-BREAKFAST ROOM**

16'1 x 10'6 (4.90m x 3.20m)

Comprising a range of eye and base level units with worksurfaces over, space for range cooker with extractor above, space for fridge freezer, stainless steel inset sink with mixer tap, two double glazed windows to rear aspect overlooking the garden.

#### **UTILITY ROOM**

11'4 x 7'1 (3.45m x 2.16m)

Window and door to rear aspect overlooking and providing access to garden, space and plumbing for washing machine, tiled flooring, radiator.

#### **SHOWER ROOM**

Double shower, wc, wash hand basin with tiled splashback, double glazed obscured window to side aspect, part tiled walls, tiled flooring, radiator.

#### **RECEPTION ROOM**

16'11 x 15'8 (5.16m x 4.78m)

Double glazed window to front aspect, radiator, tiled flooring, double glazed window to front aspect. exposed wooden floorboard.

#### **FIRST FLOOR LANDING**

Loft hatch providing access to loft space, airing cupboard.

#### **BEDROOM**

15'2 x 12'5 (4.62m x 3.78m)

Double glazed bay window to front aspect, feature fire surround, exposed wooden floorboards, radiator, picture rail.

#### **BEDROOM**

13'7 x 11'2 (4.14m x 3.40m)

Double glazed windows to front and side aspects, exposed wooden floorboards, built in storage cupboard, radiator.

#### **BEDROOM**

10'1 x 10'1 (3.07m x 3.07m)

Double glazed windows to side and rear aspects, exposed wooden floorboards, picture rail, radiator.

#### **BEDROOM**

10'6 max x 7'11 (3.20m max x 2.41m)

Double glazed windows to rear and side aspects, radiator.

#### **BATHROOM**

Panelled bath with mixer tap and shower attachment, wash hand basin, part tiled walls, double glazed obscured window to rear aspect, radiator.

#### **WC**

Double glazed obscured window to rear aspect, radiator.

#### **REAR GARDEN**

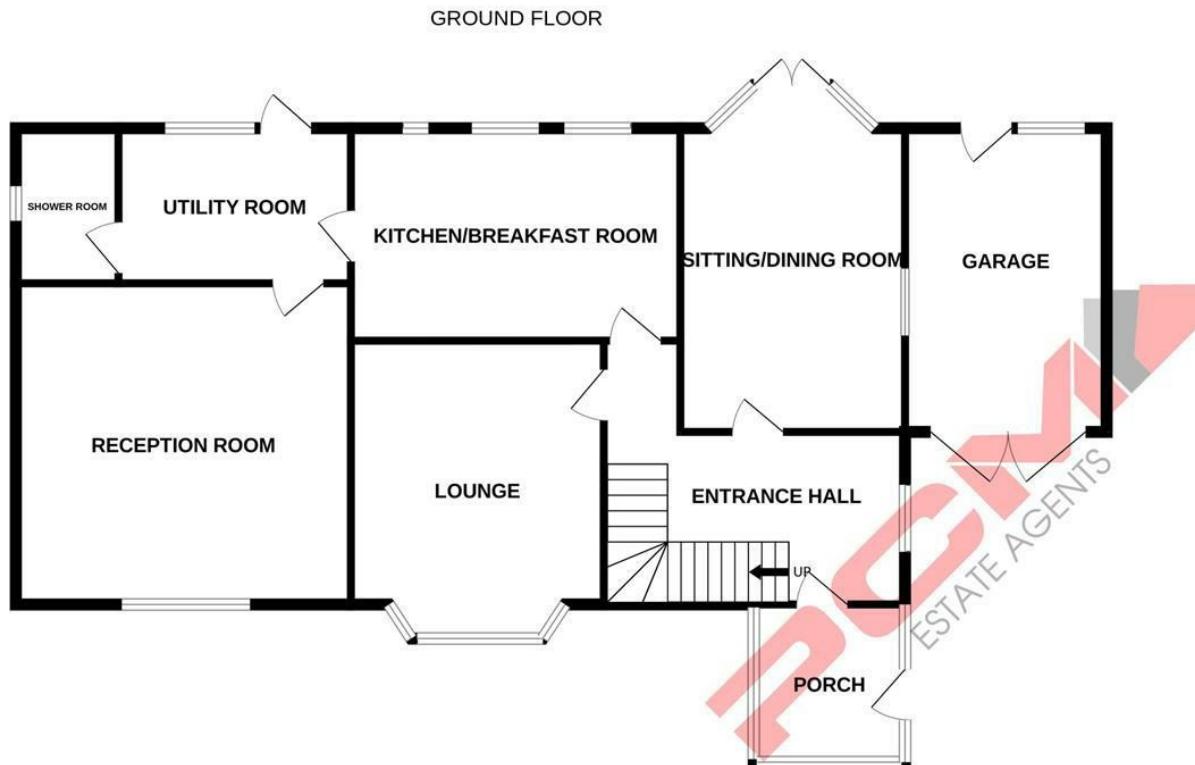
A particular feature of the property is the beautifully presented, private and secluded large garden backing onto fields. The garden is predominantly level and is considered family friendly, mainly laid to lawn with a range of mature shrubs plants and trees.

#### **OUTSIDE - FRONT**

Driveway providing off road parking for multiple vehicles.

Council Tax Band: E





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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

PCM endeavour to maintain accurate depictions of properties in Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection. PCM have not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise.