



12 Shipley Lane, Bexhill-On-Sea

£495,000 Freehold

Set in a peaceful cul-de-sac near Little Common village, this family home offers an impressive open-plan kitchen and family space with bi-fold doors to the garden, off-road parking, a garage, and easy access to Cooden Beach, the golf course, and the railway station.



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A front door opens into a spacious entrance hall, complete with built-in storage and stairs rising to the first floor. From here, doors lead through to a bright, front-facing lounge, where a fireplace with an electric fire sits as the natural focal point beneath a neatly corniced ceiling. A separate, low-level WC just off the hallway keeps things practical for everyday family life and visiting guests.

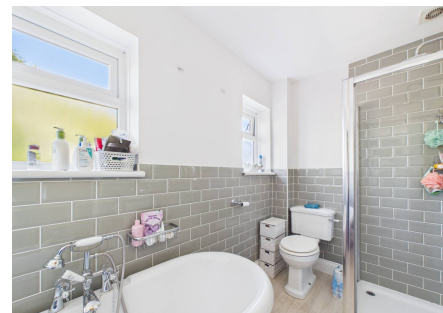
Towards the rear of the home, the kitchen, dining, and family space forms the real heart of the house – a long, sociable room running the full depth of the property. Bi-fold doors span almost the entire rear wall, opening the room straight out onto the garden and pulling in plenty of natural light, while additional windows to the rear keep the space bright even on duller days. The kitchen area itself is fitted with a comprehensive run of wall and base units, topped with laminate work surfaces and finished with an inset white Butler-style sink and chrome mixer tap. A range-style cooker takes pride of place, and there's generous space for a large American-style fridge freezer alongside. A separate utility room off to the side houses the washing machine and tumble dryer, keeping laundry appliances tucked out of the main living space.

Upstairs, a landing with loft access and its own storage cupboard leads to four bedrooms, each a comfortable double. The principal bedroom features attractive feature panelling to one wall, while a further bedroom benefits from a pair of built-in wardrobes, offering useful storage without sacrificing floor space. Family bathroom, fitted with a free-standing roll-top bath complete with a mixer tap and shower attachment, a separate shower cubicle with a rain-effect head, and a pedestal wash basin.

Outside, the rear garden has been thoughtfully laid out for both relaxing and entertaining. A paved patio area sits closest to the house, bordered by low walls, before giving way to a lawned garden dotted with mature trees. Side access. A timber-built shed provides handy extra storage. At the front, a block-paved driveway offers ample off-road parking and is softened by well-established planting, while an attached garage – adds further storage. Double glazing and gas-fired central heating are fitted throughout.



- Detached four-bedroom home in a quiet cul-de-sac setting
- Walking distance to Little Common village and its everyday amenities
- Close to Cooden Beach Hotel, golf course, and train station
- Impressive open-plan kitchen, dining, and family space
- Bi-fold doors connecting the kitchen area to the garden
- Separate lounge with a period-style fireplace
- Practical ground-floor utility room and cloakroom
- Four well-proportioned bedrooms with built-in storage
- Contemporary family bathroom with free-standing bath
- Generous driveway parking and garage with power

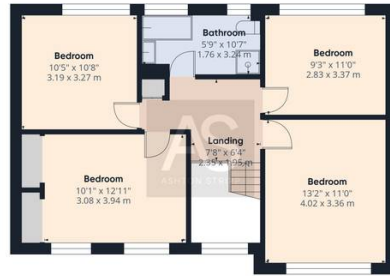


Situated in **Little Common, Bexhill-on-Sea**, Shipley Lane is conveniently placed for local shops, cafés, schools and everyday amenities. **Cooden Beach and the seafront** are within easy reach, along with Bexhill town centre and good road and rail links towards Hastings and Eastbourne.





Floor 0



Floor 1



Approximate total area⁽¹⁾

1446 ft²
134.4 m²

Reduced headroom

3 ft²
0.2 m²

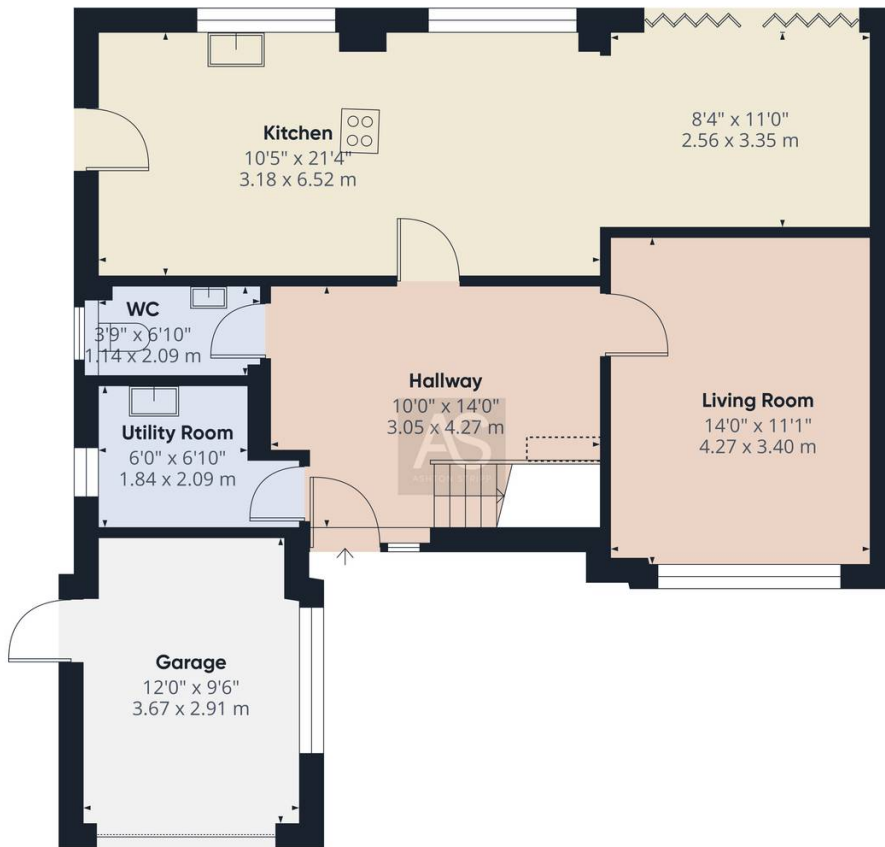
(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0



Approximate total area⁽¹⁾

813 ft²
75.6 m²

Reduced headroom

3 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360