

**RUSH
WITT &
WILSON**



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**16 Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QA
£399,000 Freehold**

About this property

Rush Witt & Wilson are delighted to offer this deceptively spacious, built in 1924 detached family home, full of character, charm and a wealth of original features, ideally situated within easy walking distance of the highly desirable Little Common Village and its excellent range of local shops, cafés and amenities. The accommodation in brief comprises an enclosed entrance porch opening into a welcoming inner hallway. To the front of the property is a bright and spacious dining room featuring a large bay window, while the separate living room enjoys feature doors leading into a conservatory overlooking the extensive rear garden, creating an excellent space for entertaining and family living. The fitted kitchen offers a range of wall and base units with attractive oak-fronted doors, direct access to the side of the property is also available from kitchen. A convenient ground floor cloakroom completes the downstairs accommodation. To the first floor are three bedrooms together with a family bathroom comprising a panelled bath, wash hand basin and separate wc. Further benefits include gas central heating and double glazed windows and doors throughout. Externally, the property enjoys beautifully maintained private front and rear gardens, off-road parking and a garage. Located just a short stroll from Little Common village, with its excellent shopping facilities and services, this charming home offers an ideal balance of character, space and convenience. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.

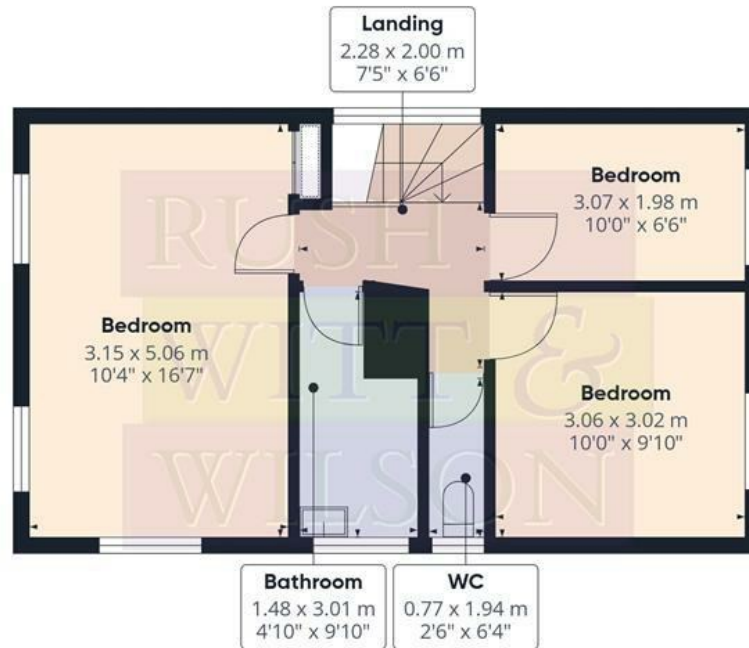








Floor 0



Floor 1



Approximate total area⁽¹⁾

100.4 m²
1080 ft²

Reduced headroom

0.2 m²
2 ft²

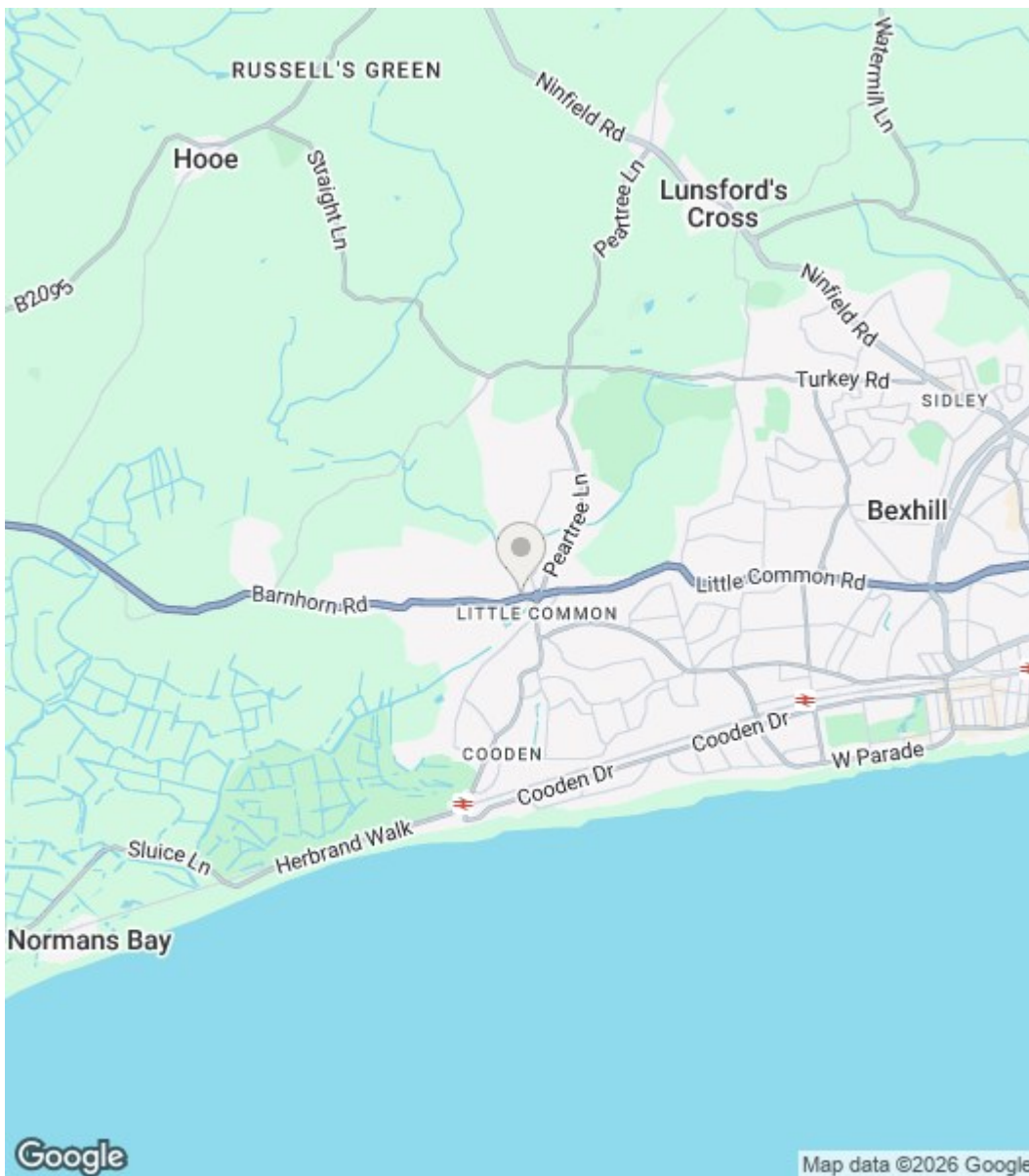
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - D

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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4. VAT: The VAT position relating to the property may change without notice.
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