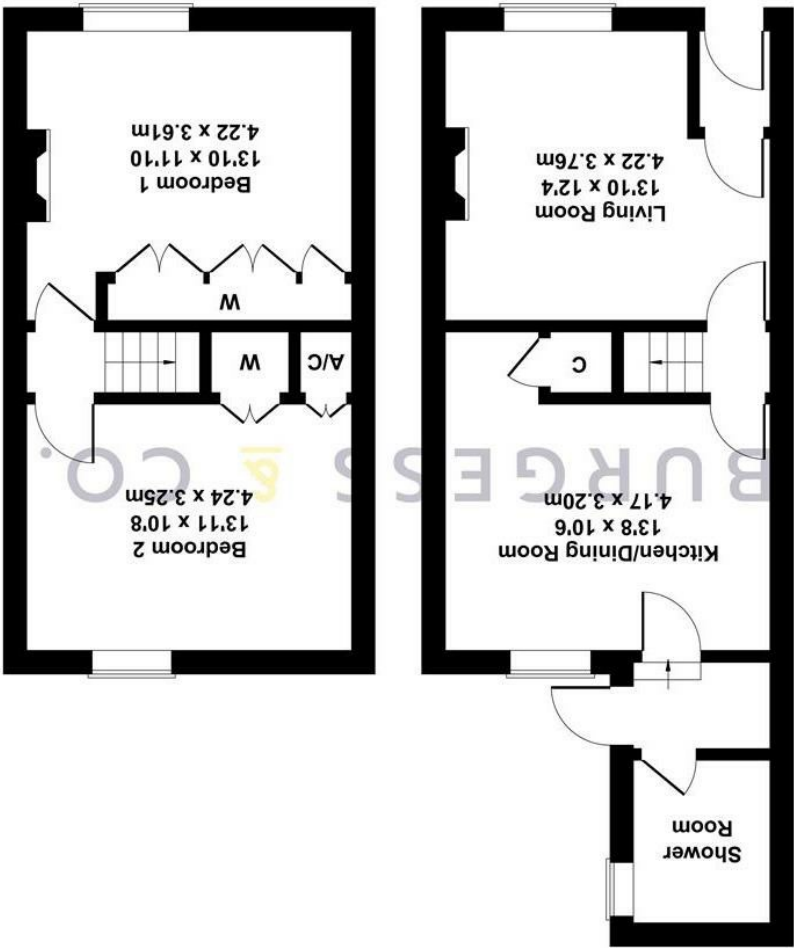


GROUND FLOOR
FIRST FLOOR
Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Little Common Road
Approximate Gross Internal Area
798 sq ft - 74 sq m

BURGESS & CO.
01424 222255

31 Little Common Road, Bexhill-On-Sea, TN39 4HU

Guide Price
£200,000 Freehold



****GUIDE PRICE £200,000 – £220,000**** Burgess & Co are delighted to offer to the market this two bedroom mid-terraced house, situated directly opposite Bexhill Downs and within close proximity to local amenities, convenience shop and schools. Bexhill Town Centre is approximately a mile away with further shops, restaurants, mainline railway station and the seafront. The property offers scope for improvement/modernisation and the accommodation comprises an entrance vestibule, a living room, a kitchen/breakfast room, a modern fitted shower room/w.c and two double bedrooms to the first floor. Further benefits include double glazing, gas central heating, a small front courtyard and an enclosed SOUTH FACING rear garden with access to the rear. An internal inspection is highly recommended by vendors sole agents.

Entrance Vestibule

With door to

Living Room

13'10 x 12'4

With radiator, feature fireplace, double glazed window to the front.

Inner Hallway

With stairs to First Floor, door to

Kitchen/Diner

13'8 x 10'6

Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashback, space for cooker, fridge/freezer, space for washing machine, wall mounted Glow-worm boiler, space for dining table, radiator, understairs cupboard, double glazed window to the rear. Door to

Rear Lobby

With stable style door to the rear garden. Door to

Shower Room

Comprising shower cubicle with aqua-panelling & Mira electric shower, vanity unit with inset wash hand basin, low level w.c, tiled walls, LED mirror, towel radiator, double glazed frosted window to the side & rear.

First Floor Landing

With loft hatch.

Bedroom One

13'10 x 11'10

With radiator, feature fireplace, built-in wardrobes, double glazed window to the front.

Bedroom Two

13'11 x 10'8

With radiator, built-in wardrobes, cupboard housing tank, double glazed window to the rear.

Outside

To the front there is an enclosed courtyard area. To the rear there is a courtyard garden with outside

sheds, flowerbeds, water tap and patio area being enclosed by fencing.

NB

Council tax band: B

