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.

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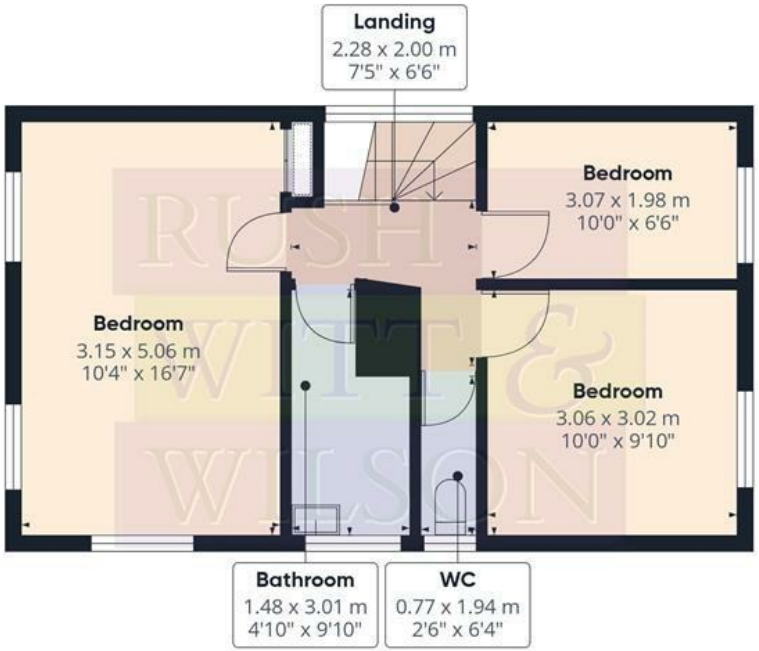
Floor 0



Floor 1

RUSH WITT & WILSON

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.

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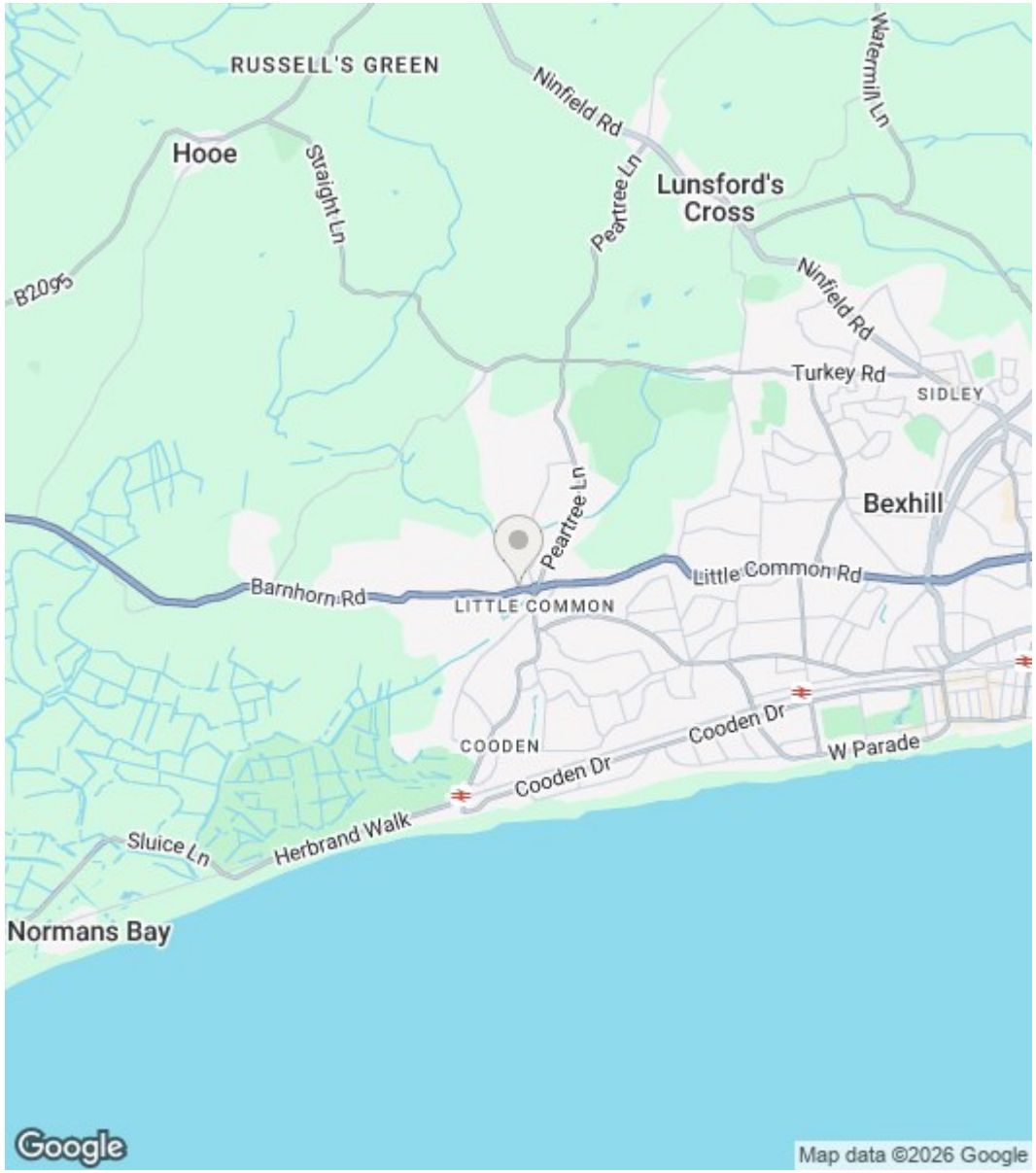

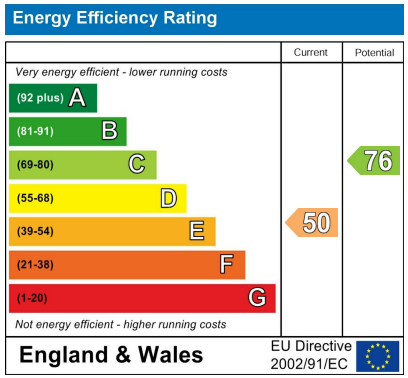

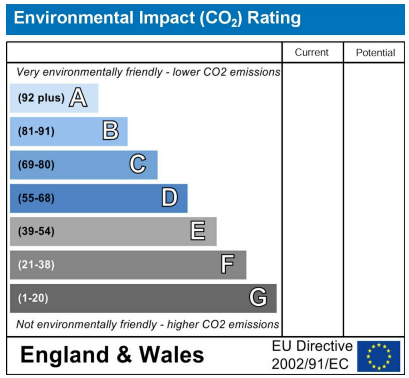

Council Tax Band - D

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:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

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