

**RUSH  
WITT &  
WILSON**



**4 Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QA  
Guide Price £295,000**

**A stunning circa, late 1700 semi-detached two bedroom cottage, white weatherboard with beautiful private front and rear gardens, modern kitchen, modern bathroom, living room, dining room, gas central heating system, double glazed windows and doors, off road parking, conveniently situated in Little Common Village with an excellent range of shopping facilities and services, viewing comes highly recommended by RWW sole agents. Council Tax Band B.**



**Entrance Porch**

Windows to both the front and side elevations with stable entrance door, door leading through to living room.

**Open Plan Accommodation**

21'6 x 10'10 (6.55m x 3.30m)

**Living Room Area**

9'5 x 10'2 (2.87m x 3.10m)

Window overlooks the front elevation, real flame gas coal effect fire, wood flooring.

**Dining Room Area**

9'6 x 10'2 (2.90m x 3.10m)

Window overlooks the front elevation, double radiator, wood flooring, under stairs storage cupboard.

**Kitchen**

12'6 x 8'9 (3.81m x 2.67m)

Modern fitted kitchen comprising a range of base and wall units with laminate wood block effect worktops, ceramic hob with extractor canopy and light, integrated oven and grill, one and half bowl contemporary composite sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, tiled floor, integrated dishwasher, double radiator, window to the side elevation.

**Bathroom**

Modern suite comprising floating circular wash hand basin with splashback and vanity unit beneath, wc with low level flush, shower/bath with chrome controls and chrome showerhead, chrome heated towel rail, obscure glass window to the rear elevation, half height wall tiling.

**First Floor Landing**

Window to the rear elevation.

**Bedroom One**

9'6 x 11'2 (2.90m x 3.40m)

Window to the front elevation, double radiator, built in wardrobe cupboard, exposed floorboards.

**Bedroom Two**

9'4 x 11' (2.84m x 3.35m)

Window to the front elevation, double radiator, exposed floorboards.

**Outside****Front Garden**

Cottage style with lawned area, beautiful mature plants, shrubs and trees of various kinds, timber framed gate, cobbled stone pathway leading to the front entrance, cobbled wall to the left hand side of the property with shingled off road parking area via additional wooden gate.

**Rear Garden**

Beautifully designed with lawned area, decked area for alfresco dining and entertaining, covered area, enclosed with fencing to two sides, outside water tap, outside lighting, side access is available, boiler room.

**Off Road Parking**

Via gates on gravelled drive.

**Agents Notes**

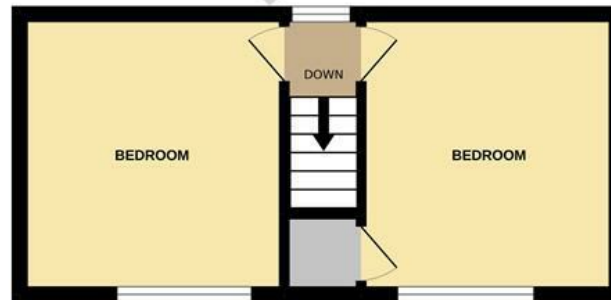
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
399 sq.ft. (37.0 sq.m.) approx.

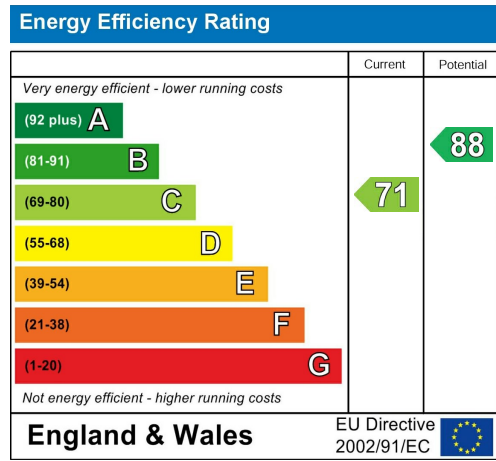
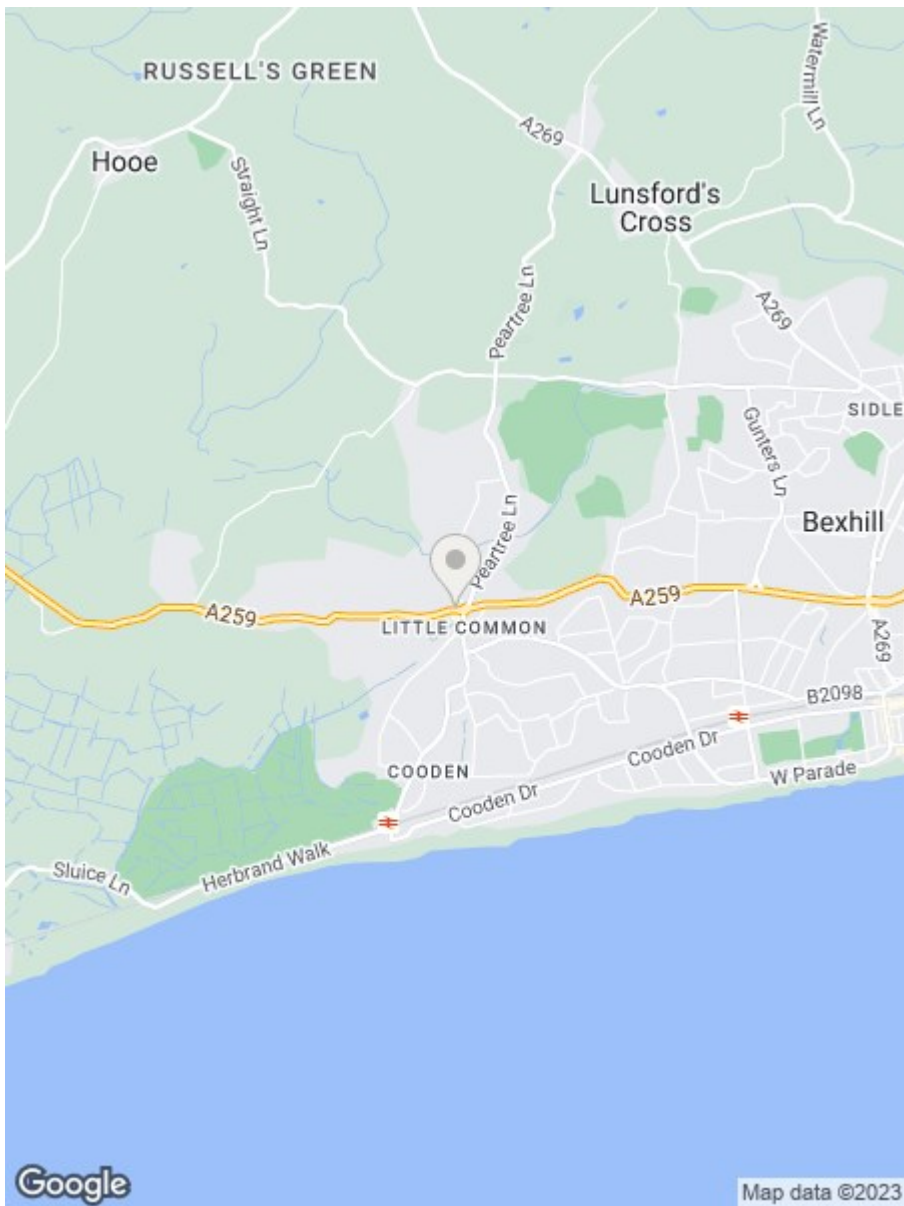


1ST FLOOR  
220 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

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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