

**RUSH
WITT &
WILSON**



**29 Little Common Road, Bexhill-On-Sea, East Sussex TN39 4HU
£235,000**

A beautifully presented two bedroom terraced cottage style house with two reception rooms, wood burning stove in living room, gas central heating system with recently installed boiler, exposed floorboards, attic room/ potential office/ potential bedroom three, double glazed windows and doors, original fireplaces, vacant possession, private front & rear gardens, situated just off the attractive Downs Bexhill. Viewing highly recommended by RWW sole agents.



Entrance Hall**Living Room**

12'4 x 10'4 (3.76m x 3.15m)

Dining Room

13'6 x 13'6 (4.11m x 4.11m)

Kitchen

12'4 x 7'2 (3.76m x 2.18m)

First Floor Landing**Bedroom One**

13'6 x 12'4 (4.11m x 3.76m)

Bedroom Two

10'6 x 7'8 (3.20m x 2.34m)

Attic Room/ Potential Office/ Bedroom Three

13'7 x 11'9 (4.14m x 3.58m)

Bathroom**Outside****Front Garden****Rear Garden****Agents Note**

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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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		
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