



**17 Little Common Road,
Bexhill-On-Sea, East Sussex TN39 4HU
£189,000**

REFURBISHMENT PROJECT A two/ three bedroom terrace cottage in need of refurbishment with two reception rooms, double glazed windows and doors, modern kitchen, downstairs bathroom and separate cloakroom, front & rear gardens, many original features through out, excellent potential for the right buyer, pleasant Bexhill Downs location. VACANT POSSESSION.

Entrance Hall

With entrance door.

Living Room

12'3 x 10'6 (3.73m x 3.20m)

Window to the front elevation.

Dining Room

13'8 x 11'2 (4.17m x 3.40m)

Window to the rear elevation, 1960's tiled fireplace with gas fire, under stairs storage cupboard.

Kitchen

13'3 x 7'1 (4.04m x 2.16m)

Modern fitted kitchen comprising a range of base and wall units with laminate granite effect worktops, single drainer sink unit with mixer tap, plumbing for washing machine, integrated oven and grill with gas hob, space for fridge/freezer, tiled splashbacks, door and window to the side elevation.

Bathroom

Comprising cast iron bath, obscured glass window to the side elevation, wall mounted wash hand basin with tiled splashback, built in airing cupboard.

Cloakroom

WC with high level flush, window to the side elevation.

First Floor Landing

Bedroom One

13'7 x 12'8 (4.14m x 3.86m)

Window to the front elevation overlooking the beautiful Bexhill Downs, original cast iron fireplace, exposed floorboards.

Bedroom Two

13'8 x 11'1 (4.17m x 3.38m)

Window to the rear southerly elevation, exposed floorboards, large wardrobe cupboard.

Inter Connecting Bedroom Three/ Potential

Bathroom

13'1 x 7'4 (3.99m x 2.24m)

Window to the rear elevation, wall mounted wash hand basin, potentially could be used for as a first floor bathroom subject to building regulation approval.

Outside

Front Garden

Pathway to front entrance door, small area enclosed with fencing.

Rear Garden

South facing, concrete coal bunker, some shrubbery, all enclosed with fencing to all sides, gate giving rear access into the 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			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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