

**RUSH
WITT &
WILSON**



**16 Little Common Road, Bexhill-On-Sea, East Sussex TN39 4JB
£680,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented, three bedroom detached character property which further benefits from its own self contained and modern, one bedroom annex. Offering bright and spacious accommodation throughout, the property comprises a large entrance hall, bay fronted lounge, stunning modern fitted kitchen diner with bi-folding doors to the rear garden, three double bedrooms, family shower room, bathroom and separate ground floor wc. The modern self contained annex benefits from its own private entrance and comprises a lounge/diner with direct access onto the rear garden, a double bedroom, a modern fitted kitchen and modern fitted bathroom. Other internal benefits for the property and annex include gas central heating to radiators with a recently fitted boiler and 'Megaflow' hot water cylinder, double glazed windows throughout and a full re-wire. Externally the property boasts a stunning and beautifully maintained rear garden approximately 170' in length with summerhouse, workshop and two additional timber garden sheds. To the front of the property there is an in and out driveway which extends down the side of the property providing off road parking for multiple vehicles. Ideally situated in this sought after location of West Bexhill with easy access to local schools, Bexhill Downs and still only a short walk to Collington station, Bexhill town centre and seafront. Viewing comes highly recommended by RWW Bexhill to appreciate this impressive character property in this popular location.



Entrance Porch

7'4" x 3'3" (2.25 x 1)

Glazed front door with a single glazed side light windows leading to the entrance porch, with stained glass window to the side elevation, obscured glass panelled door with stained glass side light windows leading to the entrance hall.

Large Entrance Hall

14'6" x 7'8" (4.43 x 2.36)

With double glazed window to the front elevation, obscured double glazed window to the side elevation on the half landing of the stairs, radiator, under stairs storage cupboard that houses the electric meter and modern electric consumer unit, stairs leading to first floor.

Lounge

14'6" x 13'6" (4.42 x 4.12)

Double glazed bay window to front elevation, double glazed window to the side elevation, radiator, ornamental feature fireplace.

Kitchen

15'10" x 10'6" (4.83 x 3.22)

Double glazed window to the rear elevation overlooking the rear garden, modern fitted kitchen with a range of matching wall and base level units with solid quartz worktop surfaces, integrated wine cooler, worktop mounted AEG convection hob with glass splashback and extractor hood above, integrated eye level electric double oven and grill, integrated fridge/freezer, inset single sink with mixer tap and worktop drainer, integrated washing machine, recessed ceiling spotlights, large open archway leading through to the dining room, door leading through to rear lobby.

Dining Room

14'0" x 12'2" (4.28 x 3.71)

Double glazed bi-folding doors to the rear elevation giving access onto the rear garden, double glazed window to the side elevation, two modern vertical radiators, open archway leading through to the kitchen.

Rear Lobby

9'0" x 3'7" (2.75 x 1.10)

Obscured double glazed door to the rear elevation, giving access onto the rear garden, radiator, door with access to ground floor wc, door leading through to annex, recessed ceiling spotlights.

Ground Floor WC

Obscured double glazed window to the side elevation, low level wc, wall mounted wash hand basin with tiled splashback, recessed ceiling spotlight and extractor fan.

First Floor Landing

Access to loft space with fitted loft ladder, (providing ample storage space and also houses the modern pressurised mega-flow hot water cylinder and gas central heating boiler), radiator.

Bedroom One

14'0" x 12'5" (4.28 x 3.80)

Double aspect double glazed windows to the rear and side elevations, ornamental feature fireplace, radiator.

Bedroom Two

14'6" x 13'9" (4.42 x 4.20)

Double glazed bay window to the front elevation, double glazed window to the side elevation, ornamental feature fireplace.

Bedroom Three

11'10" x 7'10" (3.63 x 2.40)

Double aspect, double glazed windows to the front and side elevations, radiator.

Family Shower Room

Obscured double glazed window to the side elevation, heated chrome towel rail, modern white suite comprising pedestal mounted wash hand basin with tiled splashback, low level wc, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, aqua panelled walls, recessed ceiling spotlights, extractor fan.

Bathroom

12'5" x 6'0" (3.79 x 1.85)

Obscured double glazed window to the side elevations, double glazed window to the rear elevation, radiator, panelled enclosed bath with tiled splashback, pedestal mounted wash hand basin with tiled splashback, recessed ceiling spotlights, extractor fan, large built in storage cupboard with hanging space and shelving.

Annex

Self contained annex with its own private front door.

Kitchen

9'4" x 8'1" (2.87 x 2.47)

Modern composite obscured glass panelled front door leading to the kitchen, with double glazed window to the front elevation, modern fitted kitchen with a range of matching wall and base level units with solid quartz worktop surfaces, inset single sink with mixer and worktop drainer, AEG electric induction hob, integrated eye level electric oven, integrated fridge/freezer, recessed ceiling spotlights, extractor fan.

Inner Hallway

Radiator, recessed ceiling spotlights.

Lounge/Diner

14'3" x 10'7" (4.35 x 3.23)

Double glazed French doors to the rear elevation giving access onto the rear garden, double glazed window to the side elevation, radiator.

Bedroom

10'6" x 9'0" (3.22 x 2.75)

Double glazed window to the side elevation, radiator alcove with fitting shelving and hanging space.

Bathroom

Obscured double glazed window to the side elevation, heated chrome towel rail, modern white suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath with tiled

splashback, panelled enclosed bath with mixer tap and shower attachment, part tiled walls, recessed ceiling spotlights and extractor fan.

Outside

Rear Garden

A large and beautifully maintained rear garden reaching approximately 170' in length, hard standing ready for a patio to be laid, the rest of the garden is mainly laid to lawn with extensive and mature plant and shrub boarders, modern timber summerhouse, large timber workshop/shed, both the workshop and summerhouse have a blocked paved patio, double gate leading to the side of the property.

Summerhouse

10'7" x 7'4" (3.25 x 2.24)

A modern summerhouse with double glazed double doors leading out to the front, double aspect, double glazed windows to both the front and side elevations, light and power.

Timber Workshop/Shed

19'8" x 9'6" (6 x 2.9)

Set of double doors giving access to workshop, glazed windows to the front elevation, light, power, fitted work bench, fitted shelving.

Timber Shed

8'9" x 4'3" (2.67 x 1.32)

To the rear of the workshop there is additional timber shed/store room with glazed window to the side elevation

Additional Timer Garden Shed/Store

9'6" x 5'8" (2.91 x 1.73)

To the side of the workshop is an additional garden shed with light and power.

Front Garden

In and out driveway providing off road parking for multiple vehicles, with additional parking down the side of the property, bin store, blocked paved patios and pathways, wide gated access down the side of the property, mature plant, shrub and hedge boarders and external power points.

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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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