

**RUSH
WITT &
WILSON**



**71 Little Common Road, Bexhill-On-Sea, East Sussex TN39 4JA
£275,000**

An opportunity to acquire this exceptionally well presented two bedroom terraced house ideally located opposite Bexhill downs. Offering bright and spacious accommodation throughout, the property comprises bay fronted lounge, dining room, modern fitted kitchen, lean-to/utility room, two double bedrooms and large family bathroom. Other internal benefits include gas central heating and double glazed windows throughout. Externally, the property offers a small front garden and a low maintenance south facing rear garden with a large timber summer house/workshop. Ideally located opposite Bexhill downs and within easy walking distance to local amenities and schools whilst still being less than 1 mile to Bexhill Town Centre, mainline railway station and seafront. Offered with NO ONWARD CHAIN, viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band B.



Entrance

Obscured double glazed front door leading to hallway

Hallway

Double radiator, stairs leading to first floor, hallway extends into the dining room

Lounge

14'11" x 9'11" (4.56 x 3.04)

Double glazed bay window overlooking the front elevation and Bexhill downs, radiator, featured fireplace with fitted gas fire, fitted alcove shelving

Dining Room

12'11" x 11'5" (3.96 x 3.50)

Double glazed door leading to lean to, open archway leading to kitchen, under stair storage cupboard, radiator, ornamental feature fireplace

Kitchen

12'9" x 8'5" (3.89 x 2.59)

Double aspect double glazed windows to rear and side, radiator, modern fitted kitchen with a range of matching wall and base level units with solid wood worktop surfaces, wall mounted gas boiler, space for under counter fridge/freezer, plumbing space for dishwasher, inset sink with mixer tap, integrated oven with extractor hood above, additional space for under counter space for utilities, part tiled walls, tiled walls

Lean-To / Utility Room

11'7" x 5'3" (3.55 x 1.61)

Double glazed windows to side elevation, glass panelled stable door to rear elevation giving access onto rear garden, fitted base level units with laminate rolled edge worktop surfaces, space for under counter fridge/freezer, tiled floor

First Floor Landing

Access to loft space with fitted loft ladder

Bedroom One

11'10" x 13'5" (3.61 x 4.11)

Double glazed window to front elevation overlooking Bexhill downs, radiator, Ornamental feature fireplace

Bedroom Two

11'6" x 7'6" (3.53 x 2.31)

Double glazed window to rear elevation, radiator

Bathroom

Obscured double glazed window to rear elevation, white heated towel rail, white bathroom suite comprising pedestal mounted wash hand basin, low level w/c, free standing claw footed rolled top bath with mixer tap and fitted shower attachment, tiled floor, part tiled walls, recessed ceiling spotlights

Outside

Front Garden

Low maintenance front garden laid with chipping

Rear Garden

Low maintenance south facing rear garden with sun patio, gateway at the rear giving access from the rear into garden, large timber summer house / workshop

Workshop / Summer House

15'9" x 10'1" (4.81 x 3.08)

Double glazed french doors to front elevation, light and power. Rear of workshop has additional store room.

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.







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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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