

**RUSH  
WITT &  
WILSON**



**95 Little Common Road, Bexhill-On-Sea, East Sussex TN39 4JA  
£339,995**

**A beautiful semi detached 1920's house situated in a highly sought after residential location of Bexhill, opposite the downs. Offering bright and spacious accommodation throughout, the property comprises bay fronted living room, separate dining room, modern fitted kitchen/breakfast room, downstairs cloakroom/wc, utility room, three double bedrooms and a family bathroom. Other internal benefits include double glazed windows and doors throughout, gas central heating to radiators. Externally the property boasts a private front and rear gardens, detached garage, extensive off road parking to the rear. Viewing come highly recommended by Rush Witt & Wilson sole agents.**



### **Entrance Hallway**

Obscure glass panelled entrance door and window to the front elevation, additional double glazed window to the side elevation, stairs rising to the first floor with understairs storage space, two double radiators, doors off to the following:

### **Living Room**

14'9 x 13'6 (4.50m x 4.11m)

Double glazed bay window to the front elevation with beautiful views towards the downs, three radiators, fireplace with open fire, brick surround and wooden mantle above.

### **Dining Room**

16'9 x 13'5 (5.11m x 4.09m)

Double glazed bay window to the rear elevation overlooking the garden, double radiator.

### **Kitchen/Breakfast Room**

13'0 x 12'6 (3.96m x 3.81m)

Double glazed window to the side elevation, double glazed French doors and windows with views and access onto the rear garden, a modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worksurfaces, single bowl sink with sider drainer and mixer tap, space for freestanding fridge/freezer, space for freestanding cooker, space and plumbing for dishwasher, tiled flooring, double radiator.

### **Utility Room**

6'5 x 5'3 (1.96m x 1.60m)

Obscure double glazed door to the front, double glazed window to the side elevation, space and plumbing for washing machine, space for tumble dryer, base level units with laminate worktop surface, heated towel rail, gas central heating boiler.

### **Cloakroom/WC**

Fitted with low level wc, wash hand basin with hot and cold taps, radiator, obscure double glazed window to the side elevation.

### **First Floor**

#### **Landing**

Double glazed window to the side elevation, access to loft space, doors off to the following:

### **Bedroom One**

13'11 x 13'6 (4.24m x 4.11m)

Double glazed bay window to the front elevation with stunning views across the downs, double radiator.

### **Bedroom Two**

14'0 x 13'7 (4.27m x 4.14m)

Double glazed window to the rear elevation, double radiator.

### **Bedroom Three**

10'9 x 9'8 (3.28m x 2.95m)

Double glazed window to the rear elevation, double radiator.

### **Family Bathroom**

A modern suite comprising low level wc, pedestal mounted wash hand basin, panelled enclosed P shaped bath with shower above, chrome controls, chrome shower attachment and chrome shower head, radiator, obscure double glazed window to the front elevation.

### **Outside**

#### **Front Garden**

A beautifully maintained and low maintenance garden is laid to lawn with picket fencing.

#### **Rear Garden**

Mainly laid to lawn with various plants, shrubs and trees, patio area suitable for alfresco dining and entertaining, enclosed to all sides offering privacy and seclusion, gated side access, gated access to the rear.

#### **Off Road Parking**

Accessed via Glenthorn Road with paved driveway providing off road parking for multiple vehicles.

#### **Detached Garage**

With double opening doors.

#### **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.

Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.





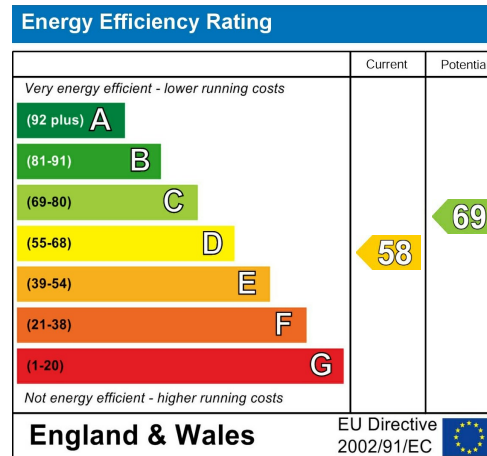
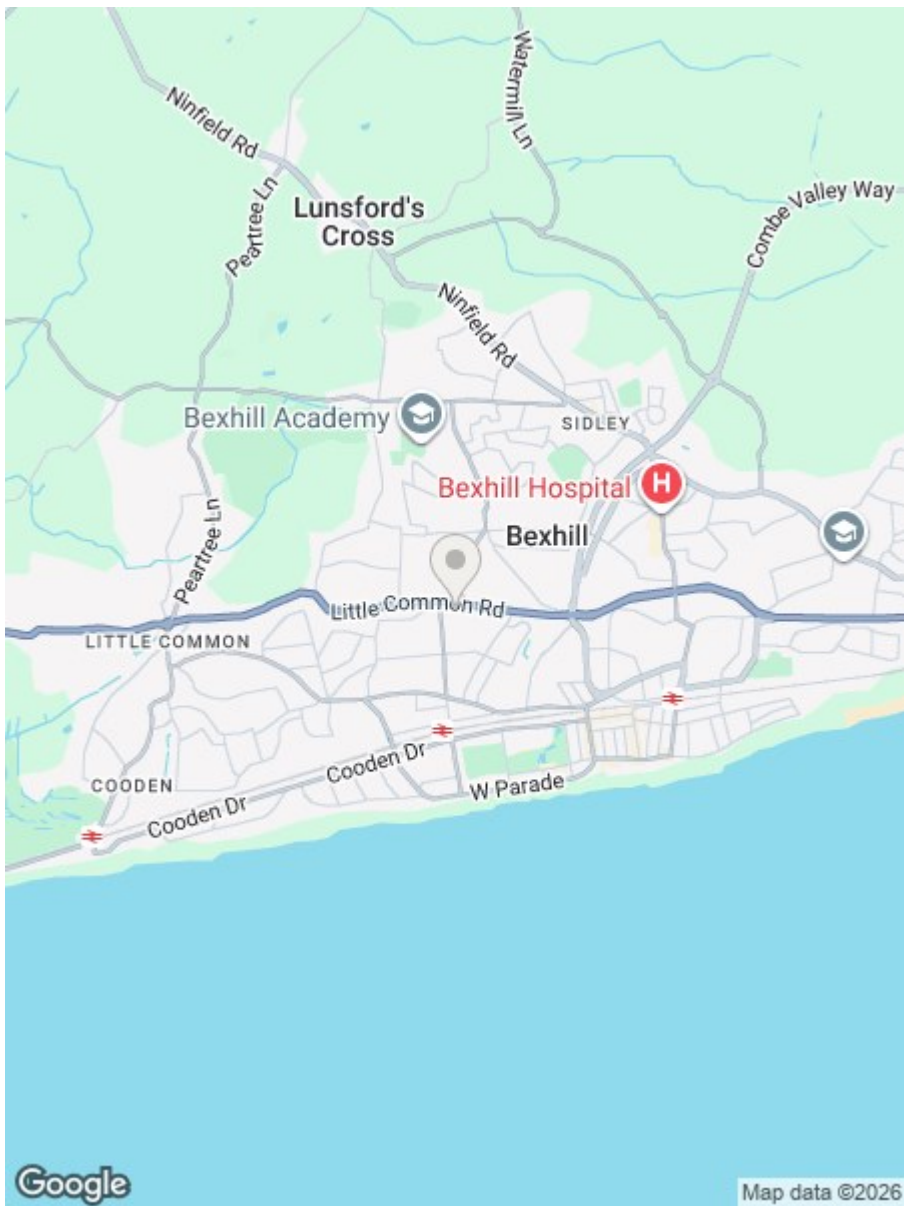
GROUND FLOOR  
697 sq.ft. (64.7 sq.m.) approx.

1ST FLOOR  
500 sq.ft. (46.5 sq.m.) approx.

TOTAL FLOOR AREA : 1197 sq.ft. (111.2 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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