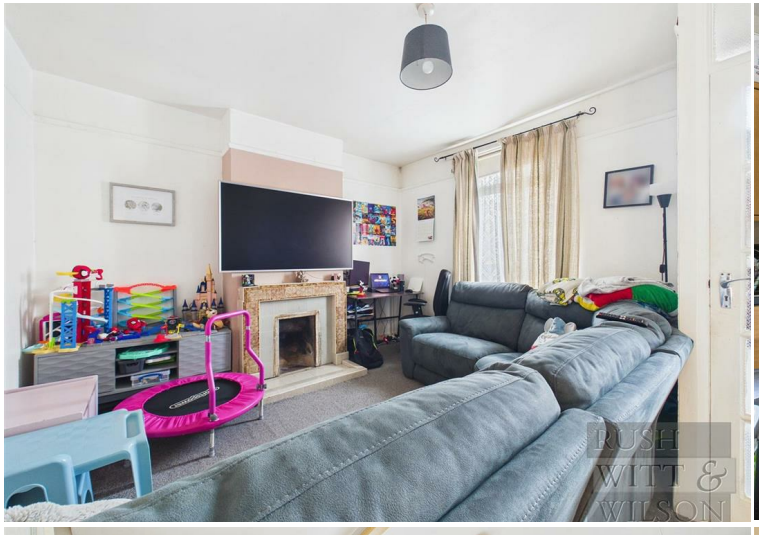


63 Little Common Road, Bexhill-On-Sea, East Sussex TN39 4HU
Offers In Excess Of £210,000 Freehold

About the property

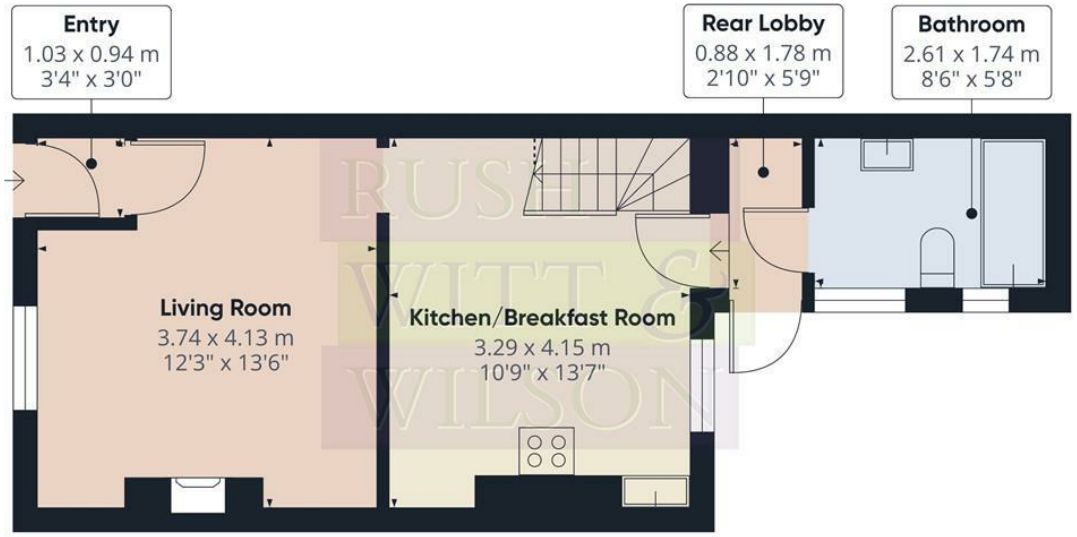
Situated on Little Common Road, directly opposite the open green spaces of Bexhill Downs, this attractive two-bedroom mid-terraced home offers a wonderful blend of character, comfort and practicality. Upon entering, you are welcomed into a cosy lounge creating the perfect setting for relaxing evenings. A separate kitchen/breakfast room provides an ideal space for entertaining with rear lobby and bathroom, offering a practical and sociable layout. Upstairs, the property benefits from two well-proportioned double bedrooms, providing comfortable accommodation for couples, small families or those looking to downsize. One of the property's standout features is its delightful south-facing rear garden, enjoying plenty of sunshine and offering an ideal spot for outdoor dining, relaxing or gardening. Further benefits include double glazed windows and gas-fired central heating system.
The location is particularly appealing, with the beautiful open spaces of Bexhill Downs right across the road, while local shops, amenities and everyday services are conveniently close at hand.
Offering character, comfortable living space and an enviable position opposite open green space, this lovely home would make an excellent first-time purchase, investment or downsize opportunity.

An early viewing is highly recommended to fully appreciate all that this charming home has to offer with no chain.

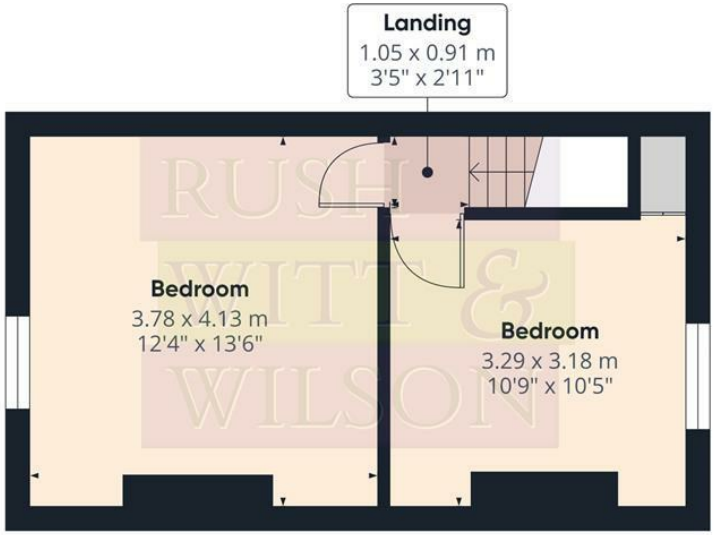






Floor 0





Floor 1

RUSH WITT & WILSON

Approximate total area(1)

61 m²

657 ft²

Reduced headroom

0.4 m²

5 ft²

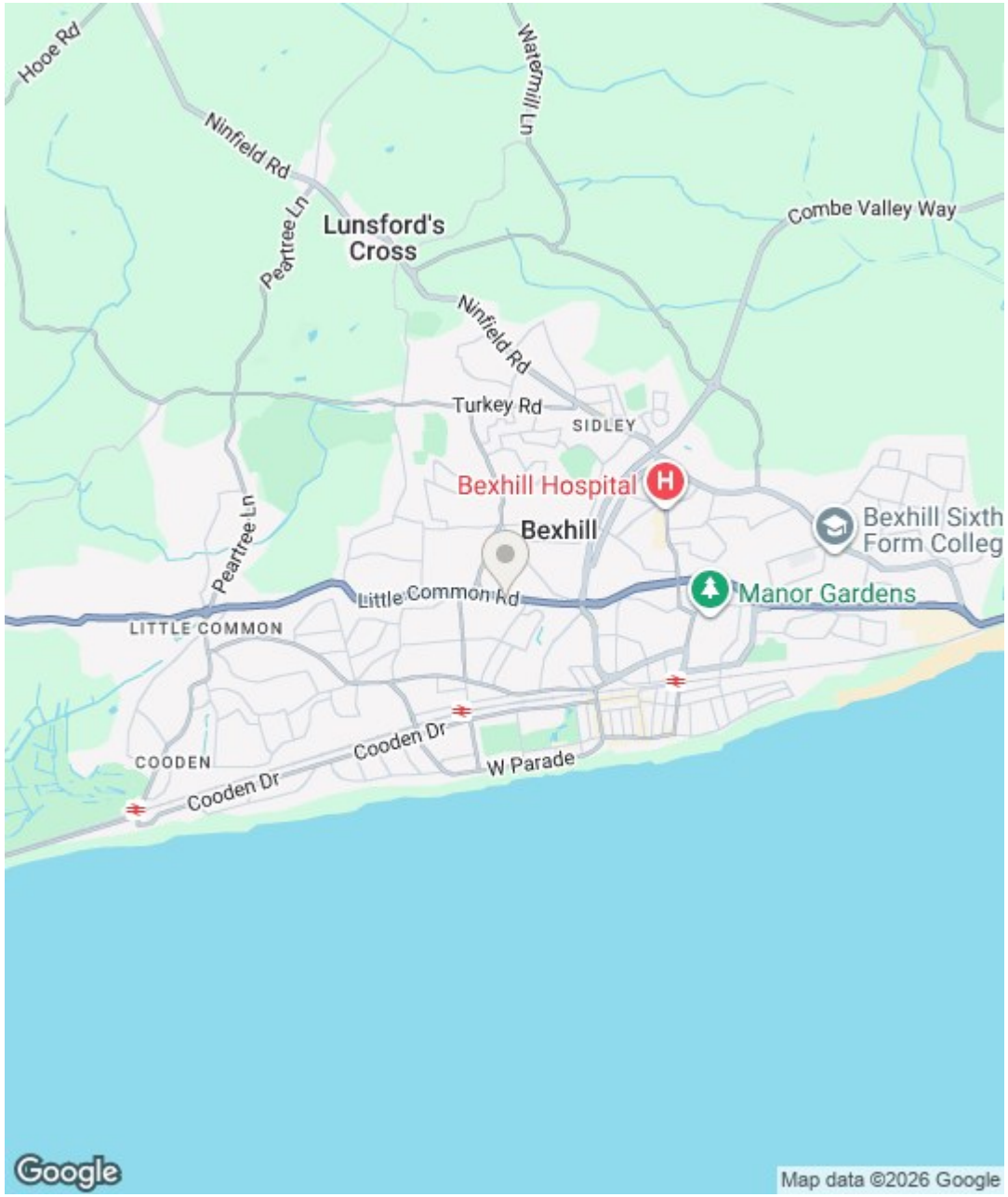
(1) Excluding balconies and terraces

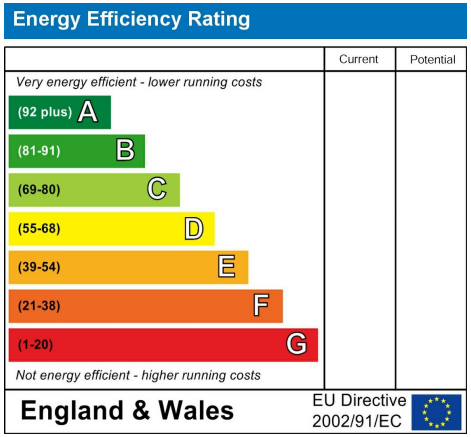
Reduced headroom

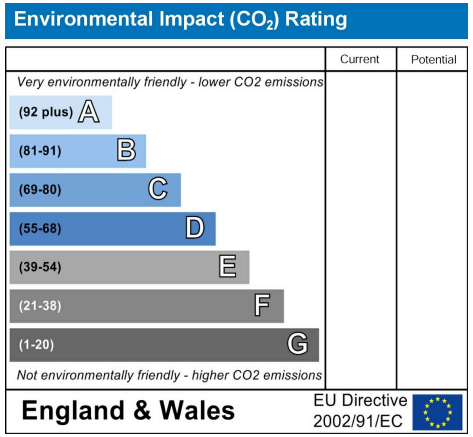
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

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