



## Little Common Road BEXHILL-ON-SEA TN39 4HU

**£185,000**

A two bedroom mid terrace house comprising; sitting room, kitchen/dining room, ground floor bathroom, gas boiler and radiators, benefitting from a private rear garden facing in a southerly aspect. EPC Rating - C

## Entrance

With a double glazed front door leading to the entrance hall, stairs rising to first floor landing.

## Living room

12' 4" x 10' 4" (3.76m x 3.15m) With a double glazed window overlooking the front of the property.

## Kitchen/Dining room

13' 6" x 10' 10" (4.11m x 3.30m) With double glazed window overlooking the rear garden, single drainer sink unit with mixer tap and cupboards under, wall mounted gas boiler, working surfaces with cupboards and drawers under, four ring electric hob with electric oven under and extractor hood over, wall mounted cupboards to either side, under stairs storage cupboard, radiator, space for fridge freezer.

## Rear Lobby

With tiled floor, plumbing for washing machine, wall mounted cupboards, door to rear garden.

## Ground floor bathroom

8' 2" x 6' 10" (2.49m x 2.08m) Fitted panelled bath with mixer tap and independent shower over and screen, low level WC, pedestal wash basin, radiator, tiled floor, tiled walls, extractor, double glazed window.

## Bedroom 1

13' 6" x 12' 2" (4.11m x 3.71m) Double glazed window with outlook to the front of the property, radiator.

## Bedroom 2

13' 6" x 10' 8" (4.11m x 3.25m) Double glazed window with outlook to the rear of the property, radiator, built in cupboard.

## Outside

The property has a private rear garden with a southerly aspect, laid to patio with gated rear access.



GROUND FLOOR  
APPROX. FLOOR  
AREA 437 SQ.FT.  
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 786 SQ.FT. (73.0 SQ.M.)

While every effort has been made to ensure the accuracy of the floor plan, contractors, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for guidance purposes only and should be used as a guide only prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with: MapInfo 12.0.17

## Directions

Proceed from Town Hall Square in a westerly direction along Terminus Road, proceed into Collington Avenue, shortly after the Collington Shops turn right into Holmesdale Road, proceed down Eastwood Road to the next junction with Little Common Road, take a turning on the left where the property can be found a short distance on the left hand side.

Council tax band - B

