



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

**£190,000**

A well presented, two bedroom, older style terraced house enjoying attractive views at the front over the Bexhill downs. Notable features include modern kitchen and bathroom fittings, gas boiler and radiators, two double bedrooms, two separate reception rooms and lawned southerly facing rear garden. EPC - D

### Entrance Hall

Double glazed front door leading to entrance porch with further glazed door leading to living room.

### Living Room

13' 4" x 12' 4" (4.06m x 3.76m) With radiator, TV aerial point, double glazed window with outlook to the front having pleasant outlook over the Bexhill downs.

### Dining Room

13' 5" x 10' 6" (4.09m x 3.20m) With radiator, TV aerial point, under stair storage cupboard and built in storage cupboard with shelving, double glazed window with outlook to the rear, stairs to first floor landing.

### Kitchen

9' 2" x 5' 10" (2.79m x 1.78m) With range of white fronted units comprising; single drainer stainless steel sink unit with mixer tap and cupboards under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, part tiling to walls, built in electric oven with four ring electric hob and extractor hood over, space for fridge, space for washing machine, radiator, double glazed window with outlook to the rear, double glazed door leading on to rear garden, archway to inner lobby with cupboard housing wall mounted Worcester boiler, further door leading to ground floor bathroom.

### Bathroom

With modern white suite comprising; panelled bath with mixer tap and shower attachment, glass shower screen, pedestal wash hand basin, low level WC, part tiling to walls, extractor fan, chrome ladder radiator, frosted glass double glazed window.

### Bedroom 1

13' 4" x 12' 3" (4.06m x 3.73m) With telephone point, radiator, TV aerial point, double glazed window with pleasant outlook over Bexhill downs.

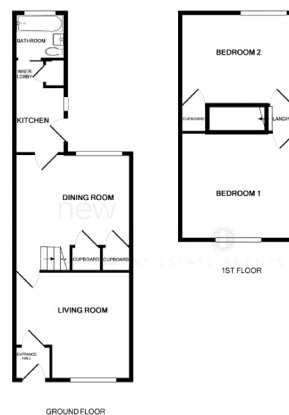
### Bedroom 2

13' 5" x 10' 6" (4.09m x 3.20m) With telephone point, radiator, built in storage cupboard, double glazed window with outlook to the rear.

### Outside

Rear garden facing in a southerly direction, the main area of garden is laid to lawn measuring

approx. 25' in length, with flower and shrub borders, timber shed, gated access onto a rear twitten, additional patio area running down the side of the kitchen, outside tap. At the front of the property there is a small section of front garden with brick boundary wall.



### 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

