

4 Bed Detached In Howards Crescent , Bexhill-On-Sea, TN39 4QH £595,000





SHORT DESCRIPTION

Property Ref: 14912 A Unique detached Grade II Listed Character Home with Spacious Gardens - Little Common Tucked away behind flourishing cottage gardens in the heart of Little Common, this enchanting Grade II listed period property offers a rare chance to own a genuine piece of local history. Dating back to the 16th century, this historic home combines rich character and modern comfort in a tranquil setting, perfect for those seeking the best of coastal living with easy access to countryside walks. From the moment you arrive, a charming pedestrian gate invites you through a leafy hedge archway into a private, peaceful garden bursting with colour. A separate gated gravel driveway provides off-road parking for several vehicles, complemented by a recently built oak-framed garage with EV charging point — a blend of traditional style and modern convenience. Inside, the home offers flexible accommodation with four bedrooms, two bathrooms, and three reception rooms — ideal as a family home or for those needing space to work from home. The fourth bedroom, tucked away in the eaves and accessed via a steeper route, makes an excellent child or teenager's retreat, guest room, or study. The fitted kitchen adjoins a characterful dining room, perfect for family meals or entertaining guests. The enclosed rear garden provides a peaceful outdoor sanctuary, thoughtfully landscaped with mature planting and multiple areas for relaxing or alfresco dining. Located close to Cooden Beach station, the property benefits from excellent transport links to Eastbourne, Brighton, and London Victoria. It is also just a short distance from the vibrant and foodie-friendly bohemian St Leonards, Hastings area, renowned for its diverse dining options and charming local cafes. Nearby beach and countryside walks offer endless opportunities for outdoor enjoyment. This is more than just a house - it's a peaceful retreat, beautifully located, and ready for its next chapter. Viewings by appointment only. We are pleased to present an exceptional Detached House located at Howards Crescent, Bexhill-on-Sea, TN3. Property Type: Detached Full selling price: £595000.00 Pricing Options: Offers in excess of Tenure: Freehold Council tax band: F EPC rating: E Measurement: 2080 sq.ft. Outside Space: Front Garden, Rear Garden, Enclosed Garden Parking: Garage, Driveway, Gated Heating Type: Central Chain Sale or Chain Free: Chain free Possession of the property: Self-occupied -----

4

Bed Room(s)

2

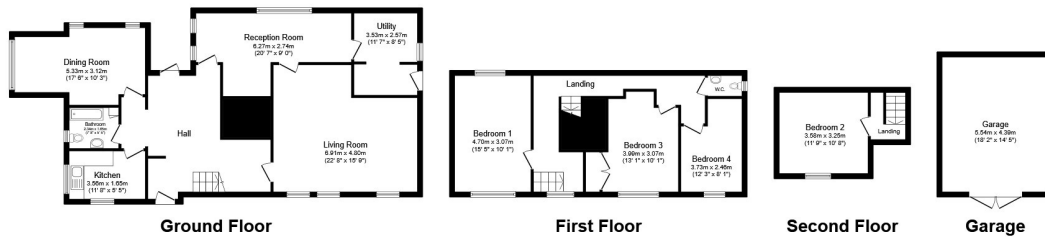
Bath Room(s)

3

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 193.2 sq.m. (2,080 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

Illustrations are for identification purposes only and are not to scale. All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 c
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

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