



St Ives Little Common Road, Bexhill On Sea, TN39 4SB

Offers In Excess Of £300,000



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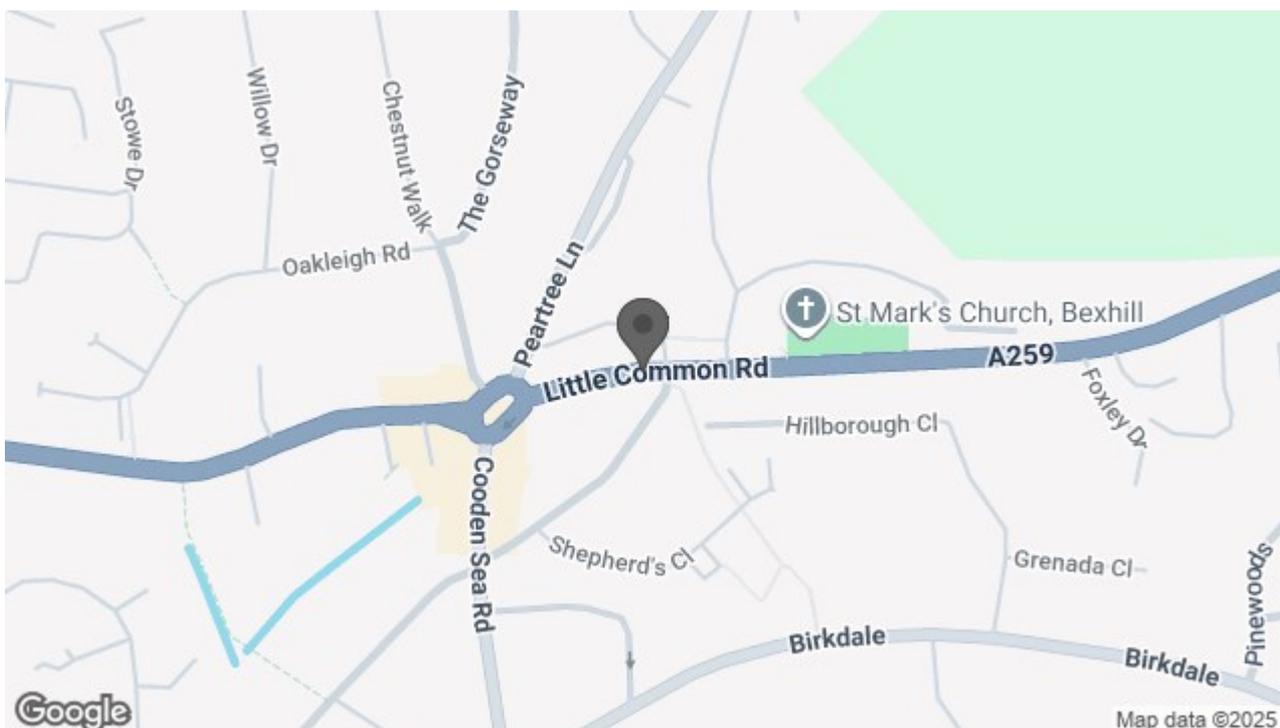
- Freehold Investment
- First Floor Flat with Private Entrance
- Tenants In Situ
- Desirable Location
- Mixed Use Building
- Ground Floor Shop
- Private Rear Garden
- Close to Local Amenities

A fantastic opportunity to acquire a mixed-use investment property in a prime location on Little Common Road, Bexhill. This well maintained building comprises a ground floor commercial unit currently let to a well established hairdressing business, and a one-bedroom flat above also with a long term tenant in occupation on an AST.

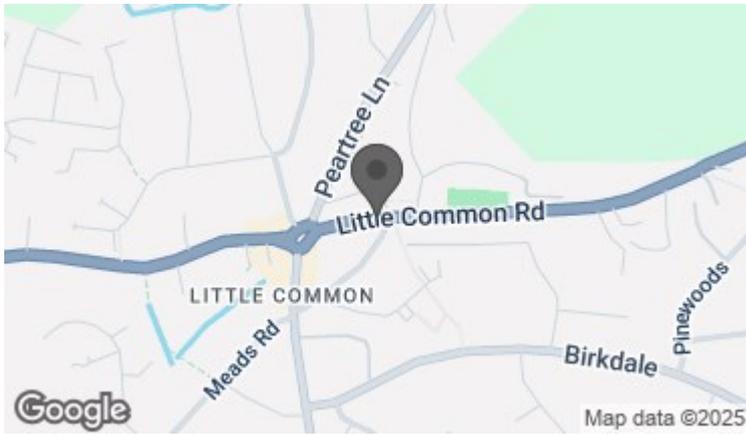
The residential accommodation benefits from a separate entrance, well proportioned rooms, and access to a good sized rear garden. The commercial space has strong visibility and footfall, making it a desirable position for business tenants.

With long-term rental potential, and great positioning close to local amenities, transport links, and the vibrant village of Little Common, this is an excellent investment.

****Please Note: The internal photographs of the commercial property were taken prior to the current business taking occupation, so are not an accurate representation of it's current state****

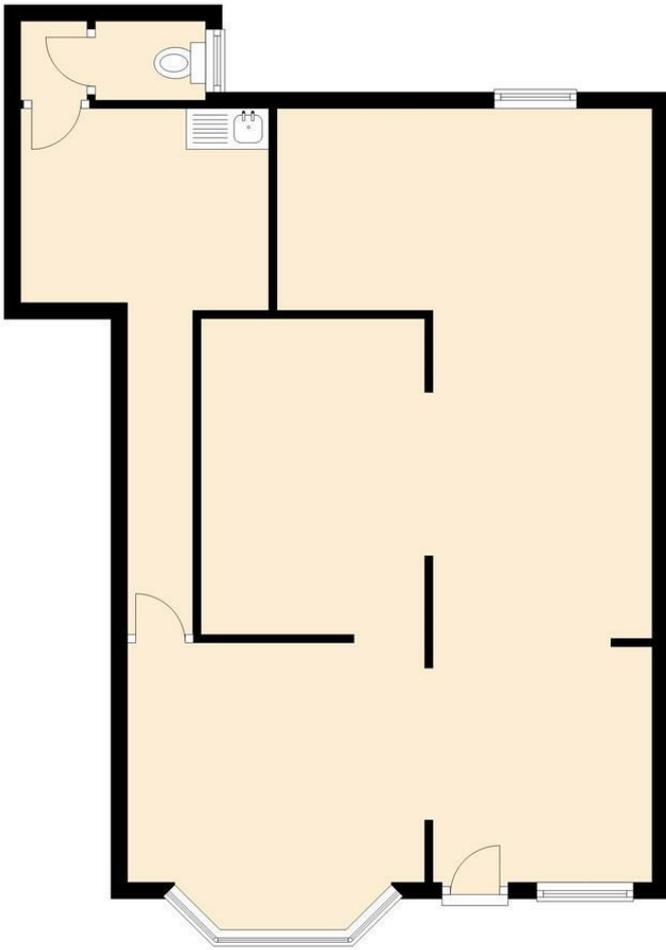






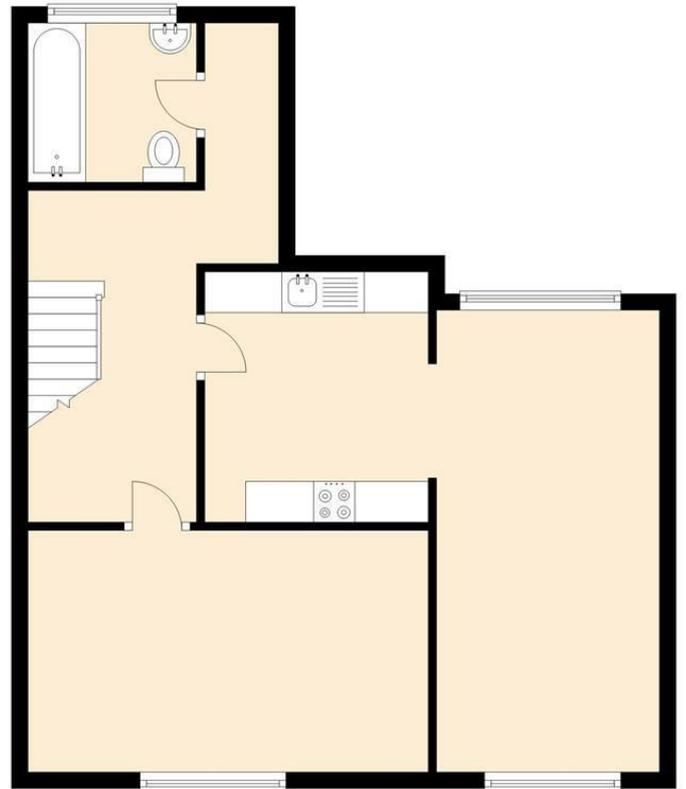
Ground Floor

Approx. 66.2 sq. metres (712.8 sq. feet)



First Floor

Approx. 54.9 sq. metres (590.6 sq. feet)



Total area: approx. 121.1 sq. metres (1303.4 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
[92 plus] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
[92 plus] A	
[81-91] B	
[69-80] C	
[55-68] D	
[39-54] E	
[21-38] F	
[1-20] G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

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