



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

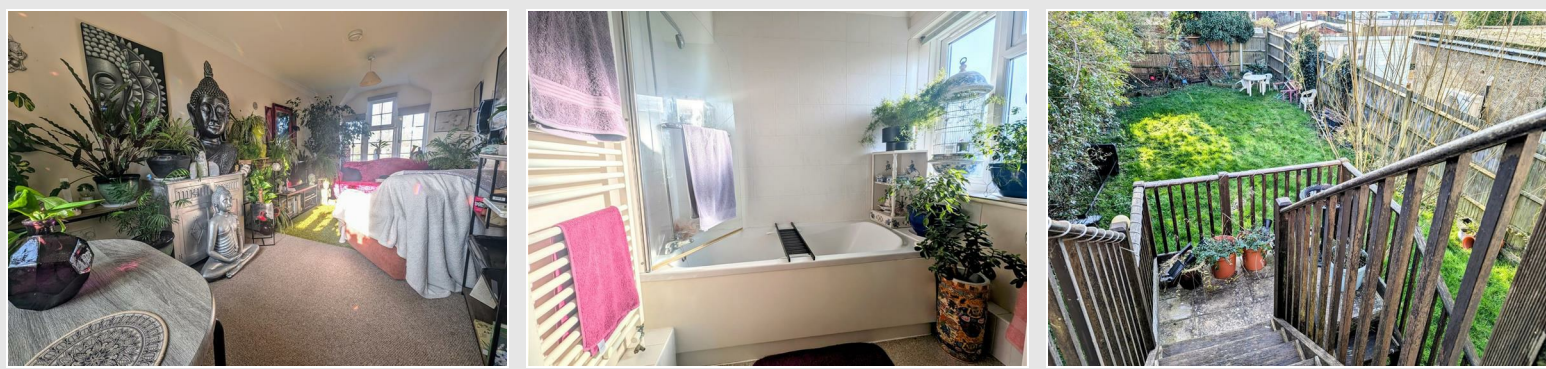
**Offers In Excess Of £300,000**





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

## Offers In Excess Of £300,000



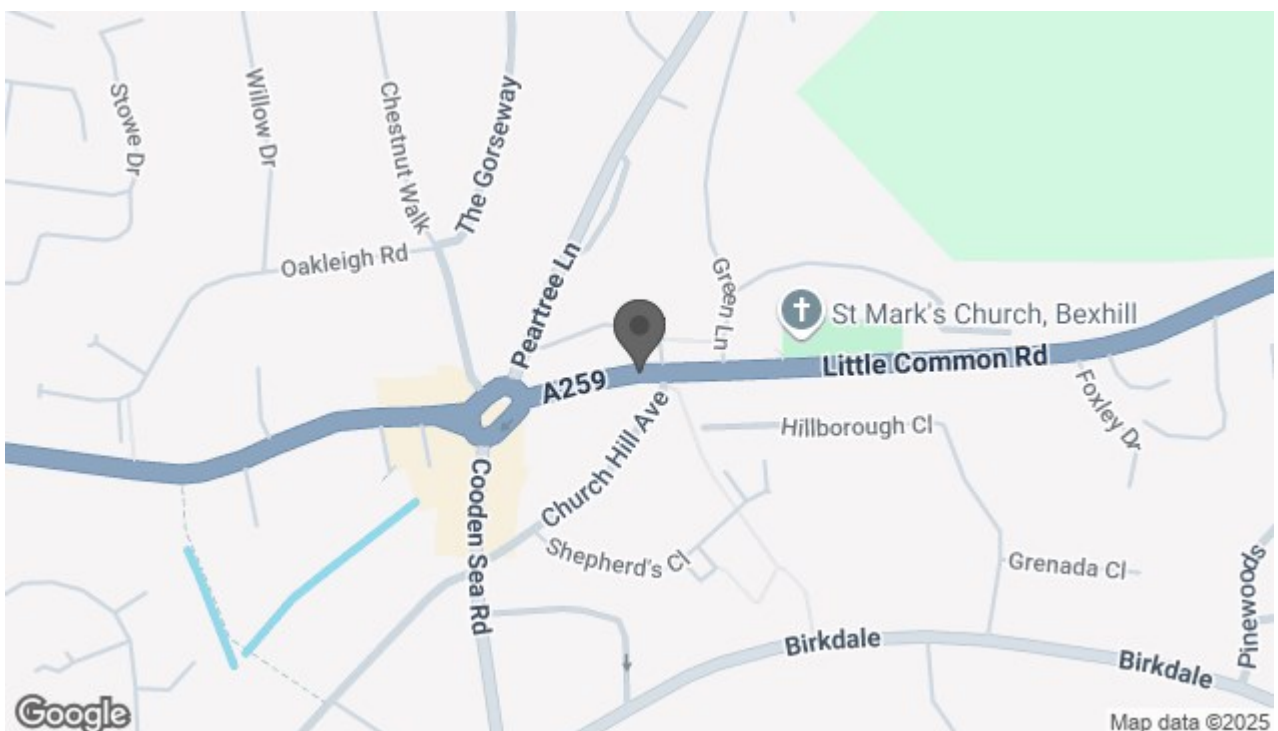
- Freehold Investment
- First Floor Flat with Private Entrance
- Tenants In Situ
- Desirable Location
- Mixed Use Building
- Ground Floor Shop
- Private Rear Garden
- Close to Local Amenities

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.

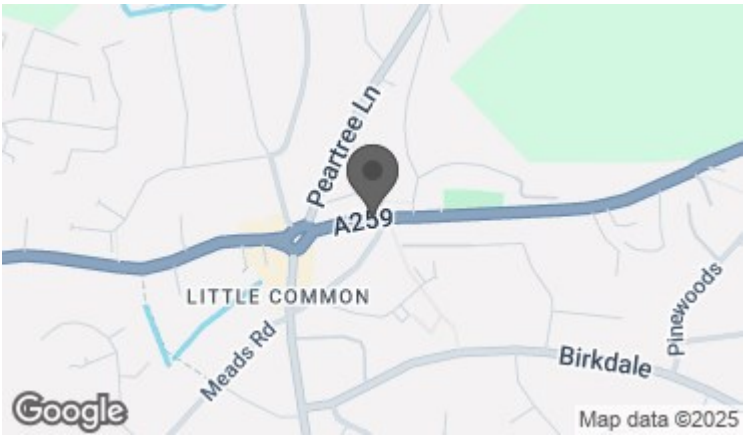
The residential accommodation benefits from a separate entrance, well proportioned rooms, and access to a good sized rear garden. The commercial space has strong visibility and footfall, making it a desirable position for business tenants.


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\*\*







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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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