



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

Offers In The Region Of £325,000



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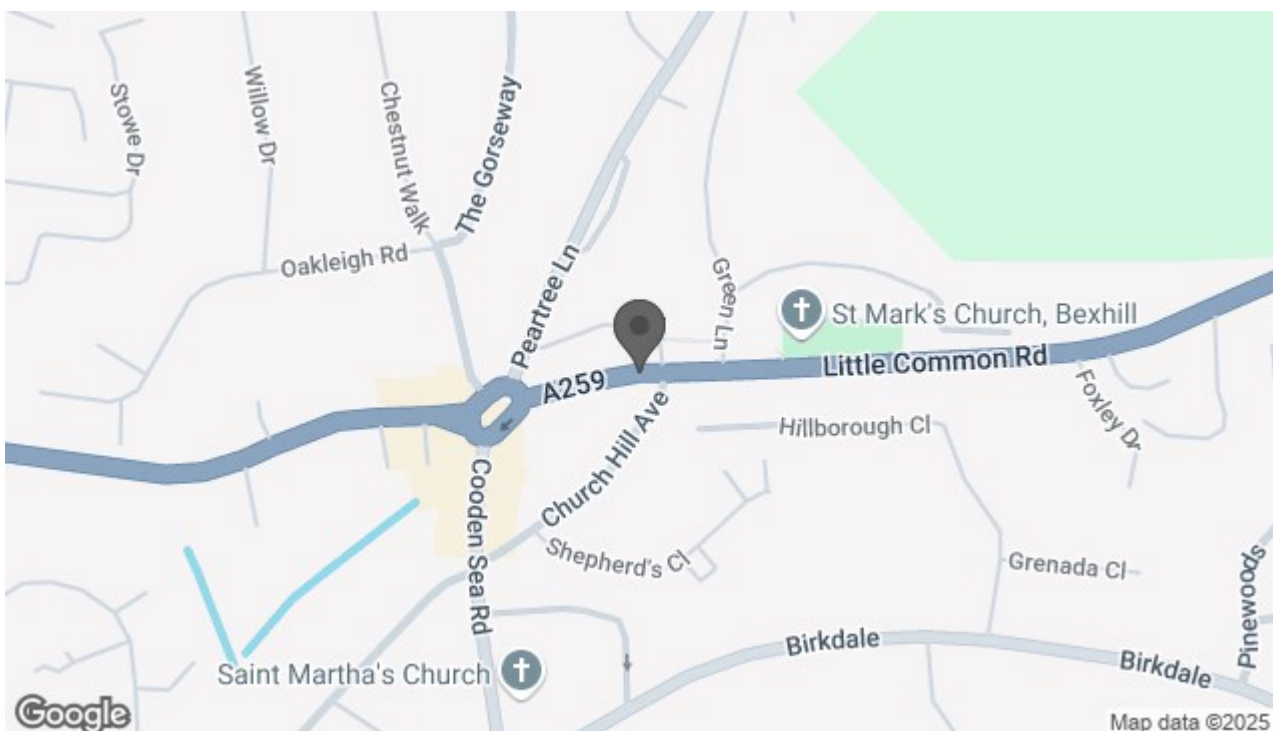


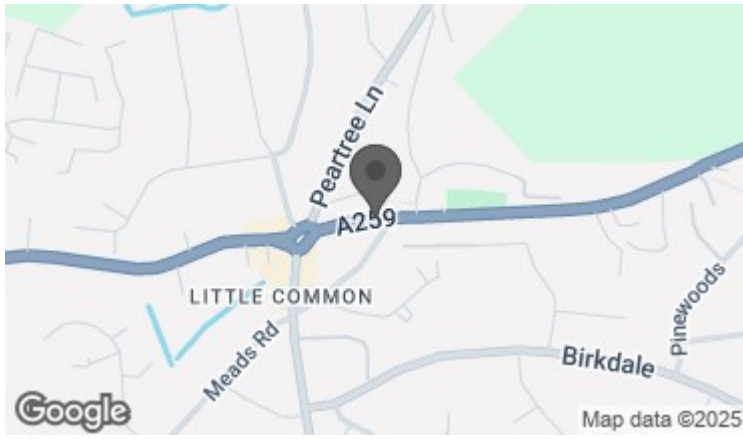
- Freehold Investment
- First Floor Flat with Private Entrance
- Tenants In Situ
- Desirable Location
- Mixed Use Building
- Ground Floor Shop
- Private Rear Garden
- Close to Local Amenities

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.





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

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