



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£540,000** The Robins, Maple Walk, Bexhill-on-Sea TN39 4SN  
Offers Over 3 Bedroom 2 Bathroom 2 Reception







## AT A GLANCE...

A highly desirable private road in Cooden is the setting for this versatile detached property. Over two floors, the property boasts well-presented and deceptively spacious accommodation including; an inviting entrance hall which leads to the generously sized kitchen/dining area with a triple aspect and abundant natural light. The kitchen is modern fitted and features matching wall and base units finished with splashbacks. Integrated appliances include a dishwasher, a 'Neff' eye-level oven, an induction hob with warming draw and microwave. Additionally, the kitchen has an integrated fridge/freezer, along with a breakfast bar and a door to the side of the property. On the ground floor, you'll find two bedrooms with fitted wardrobes, an integrated garage and a modern bathroom. There are stairs in the dining area that lead you down to the lower ground floor. On this floor, there is a bright, spacious living area with double sliding doors leading to the garden. A double bedroom with a walk-in wardrobe, a modern fitted shower room, an additional WC and a utility room are also located on the lower ground floor. Furthermore, the property benefits from gas central heating via a 'Viessmann' combination boiler and is fully double glazed.

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East Sussex, TN39 4SN

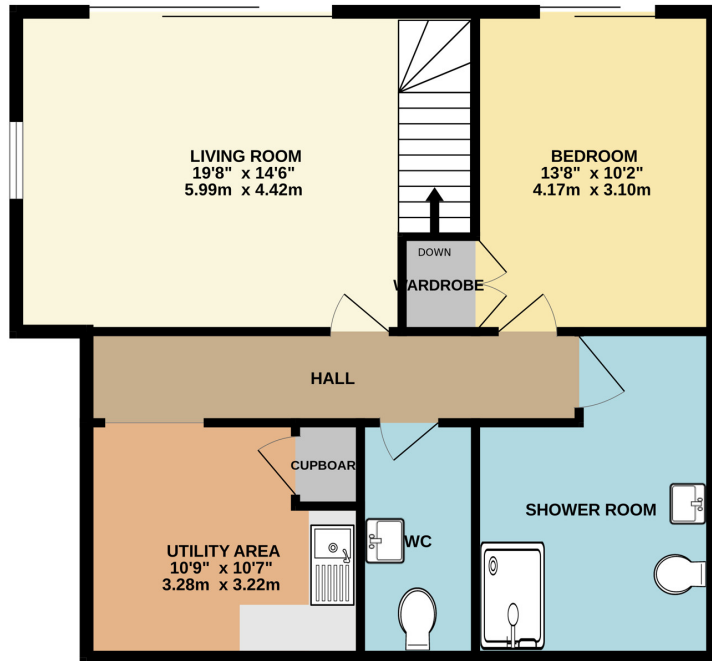
 3 Bedroom  2 Bathroom  2 Reception



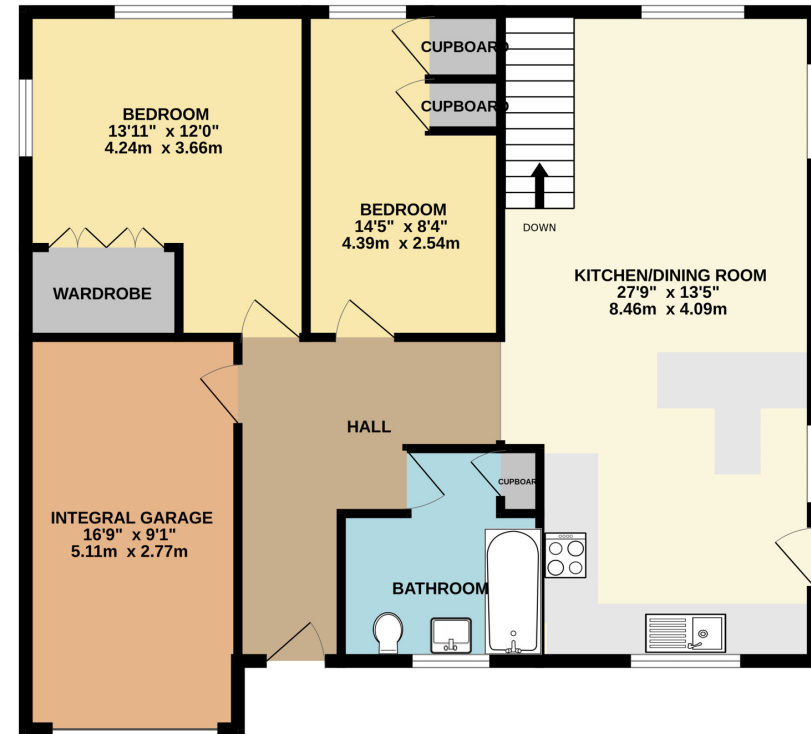
### Key Features:

- Versatile Detached Property
- West Facing Rear Garden
- Three Double Bedrooms
- Modern Kitchen/Dining Room
- Prestigious Cooden Location
- Extensive Off Road Parking & Garage
- Two Bathrooms

LOWER GROUND FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	82
EU Directive 2002/91/EC		

## Exterior

A resin bond driveway provides off-road parking for multiple vehicles at the front of the property. There is an area of lawn with mature plantings, shrubs and trees. There is access to the rear garden from both sides of the property. The garage can be accessed both internally and externally via an electric roller door. A majority of the rear garden is laid to lawn and faces west. There is a large sun terrace ideal for alfresco dining and a garden shed.

## Location

The house is situated in a highly sought-after location in Cooden. Cooden Beach and the train station are both a short distance away, together with bus routes into Bexhill town centre. Little Common is just under 300 yards, where you will find a range of independently owned shops, Tesco Express, Doctors Surgery, Dentist and Little Common Primary School, currently rated as 'outstanding' by OFSTED.

Bexhill town centre is approximately 2 miles away with seafront promenades, the iconic De La Warr Pavillion, well-regarded restaurants, and the Mainline Railway station.

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