




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Cowdray Park Road, Bexhill-on-Sea, East Sussex TN39

£730,000

4EZ

 5 Bedroom

 3 Bathroom

 2 Reception



AT A GLANCE...

We are proud to present to you this substantial detached house for sale. Located in Little Common, west Bexhill, with access to picturesque woodland at the rear, the house boasts plenty of versatile space and generously sized rooms. In summary, the property consists of a spacious reception hall opening into a significantly sized, dual-aspect lounge with an open fireplace and bi-fold doors leading to the rear garden. The house benefits from a modern fitted kitchen/diner and a separate utility room. Wall units and base units with granite surfaces are featured in the kitchen. Integrated NEFF appliances include a dishwasher, microwave, double oven, induction hob and a 'Quooker' instant hot water tap. There is a door leading to the rear garden from the utility room, which has a range of wall units & base units with granite work surfaces. There is also a cloakroom and a bedroom on the ground floor. Bedroom five could also function as a study if desired. Located on the first floor, the master suite includes extensive built-in wardrobes, a dressing room, a double bedroom offering views across woodland, and a four-piece en suite bathroom. The en-suite has a large shower cubicle, a bath with a marble surround, a wash hand basin/vanity unit and a low-level WC. There is a further double bedroom with built-in wardrobes and an en-suite shower room, two further good-sized bedrooms and a four-piece family bathroom suite. Viewing this versatile and substantial property is highly recommended!



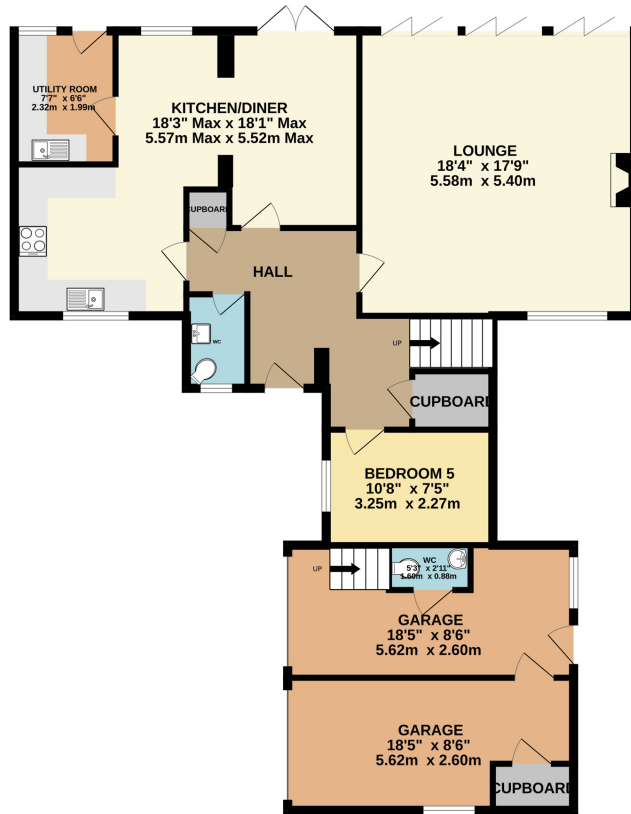
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 5 Bedroom  3 Bathroom  2 Reception

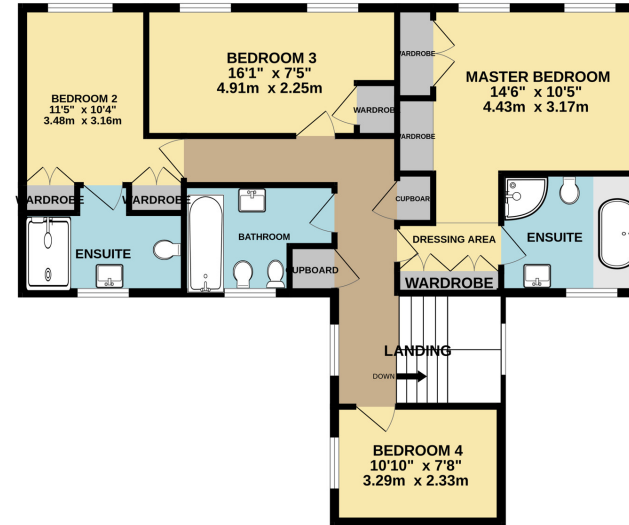
Key Features:

- Substantial Detached House
- Three Bathrooms
- Little Common Location
- Beautiful Woodland Views
- Kitchen & Separate Utility Room
- Double Garage With A Home Office On The 1st Floor
- Five Good Sized Bedrooms
- Two Spacious Reception Rooms
- West Facing Rear Garden With Log Cabin
- Double Glazing & Gas Central Heating
- Extensive Off Road Parking

GROUND FLOOR
1234 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR
890 sq.ft. (82.7 sq.m.) approx.



TOTAL FLOOR AREA : 2125 sq.ft. (197.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

OUTSIDE -

To the front of the property there is an extensive driveway and a water tap. Access is available to the rear of the property and to the garages. The garages are currently used as workshops. Split over two floors with extensive power, working surfaces, store cupboards and a cloakroom. The first-floor area of the garage is ideal as a home office with an abundance of power points and desk space.

The rear garden is west facing and predominately laid to lawn. With an expansive sun terrace and a lower level outdoor kitchen area with space for an outdoor fridge and marble work surfaces. Throughout the garden you will find 3 useful water taps, power points, a garden shed and a Dunstar House log cabin. The log cabin benefits from app controlled lighting, space for a fridge/freezer, a sink with a hot & cold water supply, as well as a bespoke bar and seating area with seating area. Furthermore, the garden a side garden with access into the garage and a brick-built garden store. From the garden there is gated access into the adjacent woodland area.

Further Features Include -

*Karndean flooring throughout the ground floor * Double glazing renewed throughout the whole property in the last 3 years * Boiler serviced annually * Cavity wall & loft insulation * Latest edition fuse board * New unvented water cylinder * Composite front door * App controlled mood lighting in both reception rooms * sensory exterior lighting * Newly laid carpet on the majority of the first floor.

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