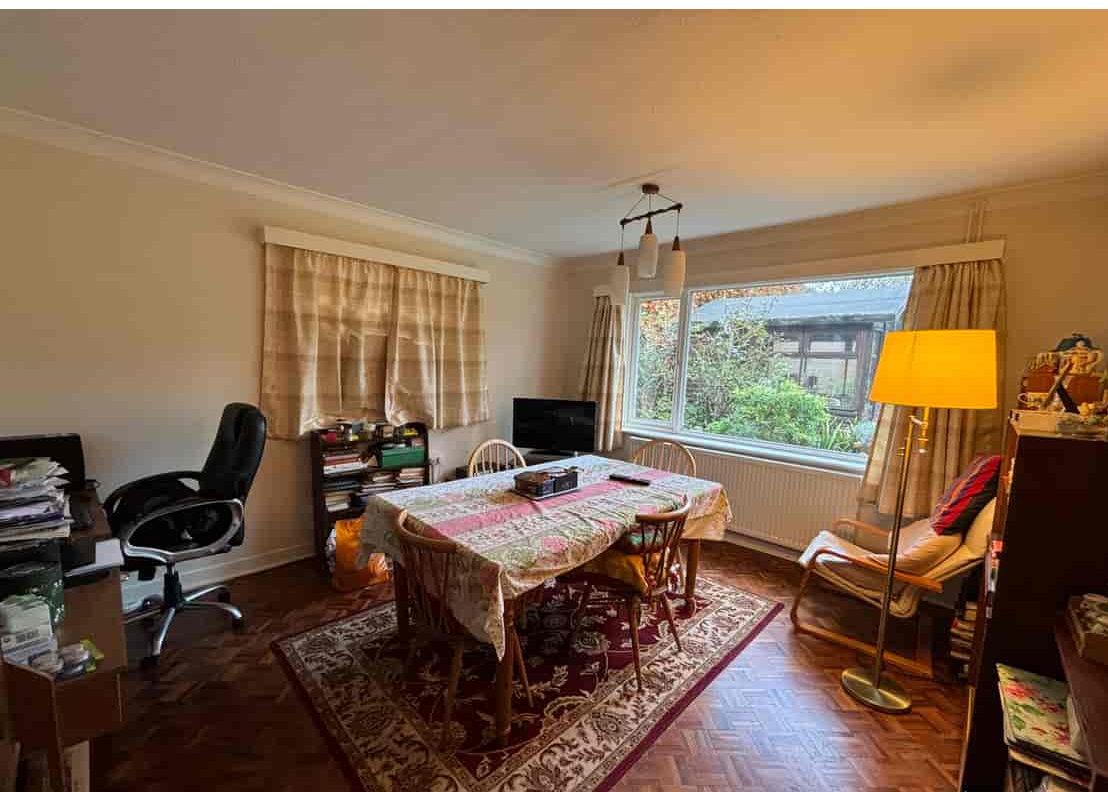


EPC E



10 Cowdray Park Road, Bexhill-on-Sea, East Sussex, TN39 4ND
Substantial Chalet Bungalow Situated in the Heart of Little Common £525,000





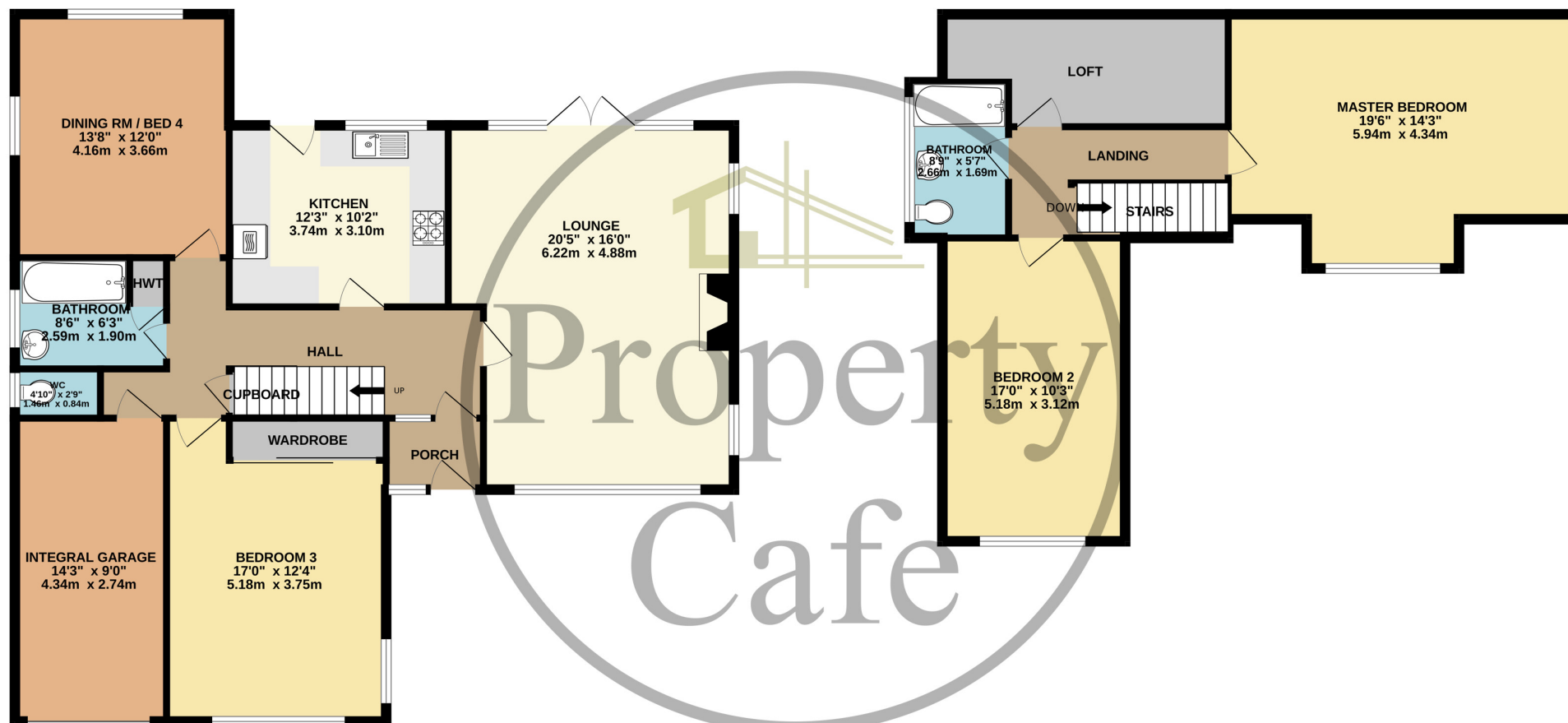
Property Cafe are delighted to present to the market this excellently proportioned chalet bungalow for sale situated in the heart of Little Common extremely close to shops and transport links. Accommodation and benefits include; An entrance porch; A light & airy inner entrance hall giving access to all ground floor rooms; Dual aspect lounge with patio doors leading to the rear garden; Modern Fitted kitchen offering integrated appliances as well as ample cupboard & worktop space; We then come to two ground floor bedrooms both substantial in size, one of which currently being used as a dining room; Modern fitted bathroom consisting of Bath with overhead shower attachment & wash basin; Separate WC and access to the integral single garage. The 1st floor boasts two further spacious double bedrooms, the master also offering fitted wardrobes; Another modern fitted bathroom with bath & overhead shower, wash basin & WC and finally a large eaved, walk in loft space for easy storage or other similar properties have used this for walk-in wardrobe/ en suite. Externally the chalet bungalow offers private and quiet mature rear gardens and off-road parking for several cars. This property is to be sold with no onward chain and we recommend you view at your earliest convenience.

The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows you international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



GROUND FLOOR
1160 sq.ft. (107.8 sq.m.) approx.

1ST FLOOR
638 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.0 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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At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





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- Substantial Chalet Bungalow
- Three/ Four Spacious Double Bedrooms
- Dual Aspect Lounge With Patio Doors
 - Modern Fitted Kitchen
 - Private & Mature Rear Garden
- Off-Road Parking For Several Vehicles
 - Single Internal Garage
- Sought After Little Common Location
 - Sold With No Onward Chain
 - Viewing Highly Recommended

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