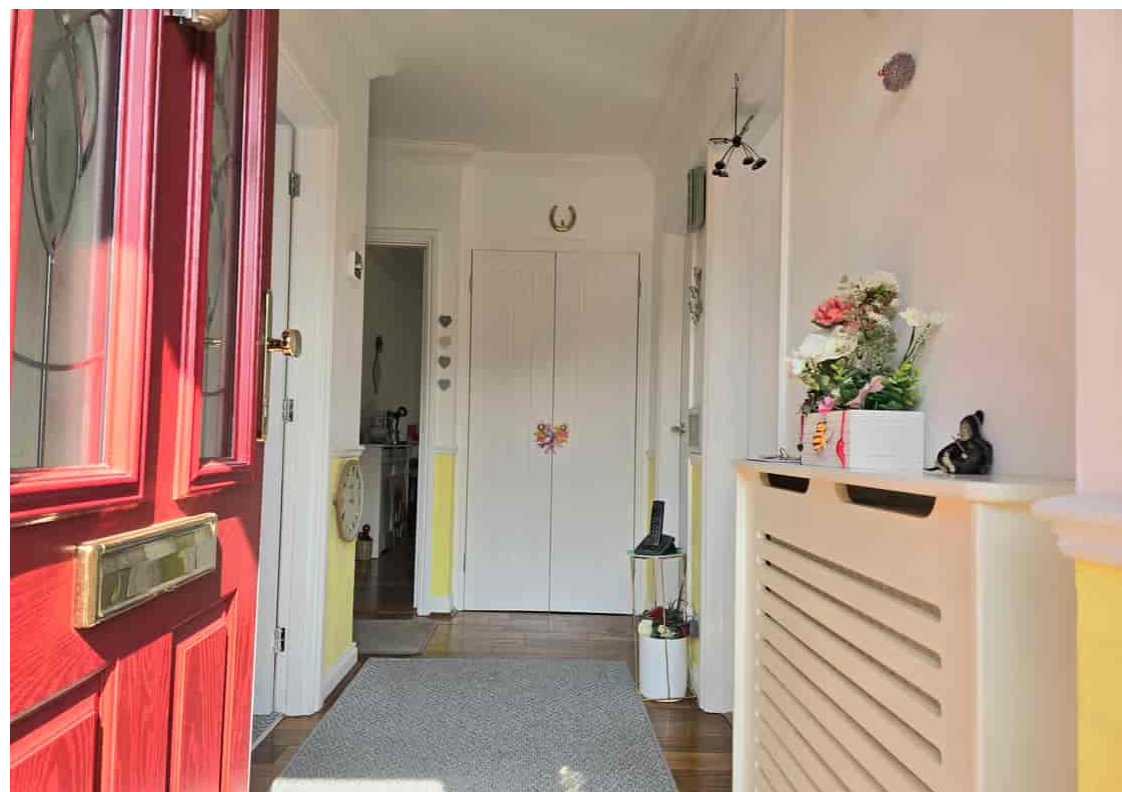




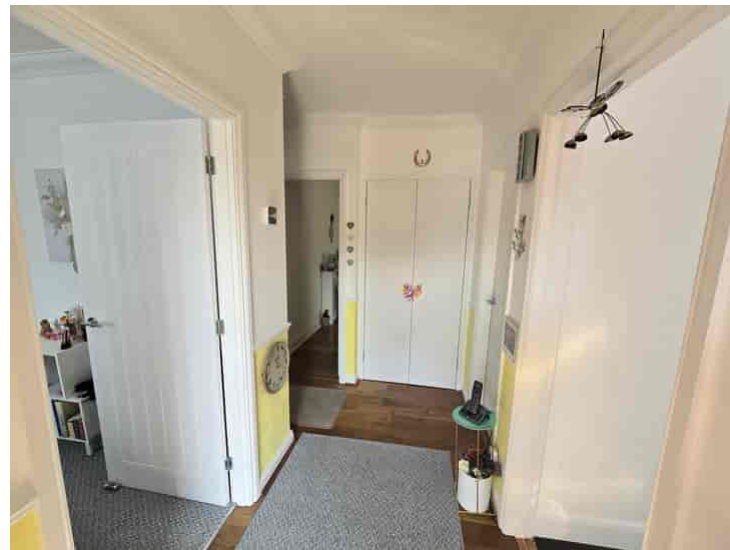
3 Cowdray Close, Bexhill-on-Sea, East Sussex, TN39 4NL

Immaculate Leasehold Bungalow In Sought After Location £369,950 - Share of Freehold

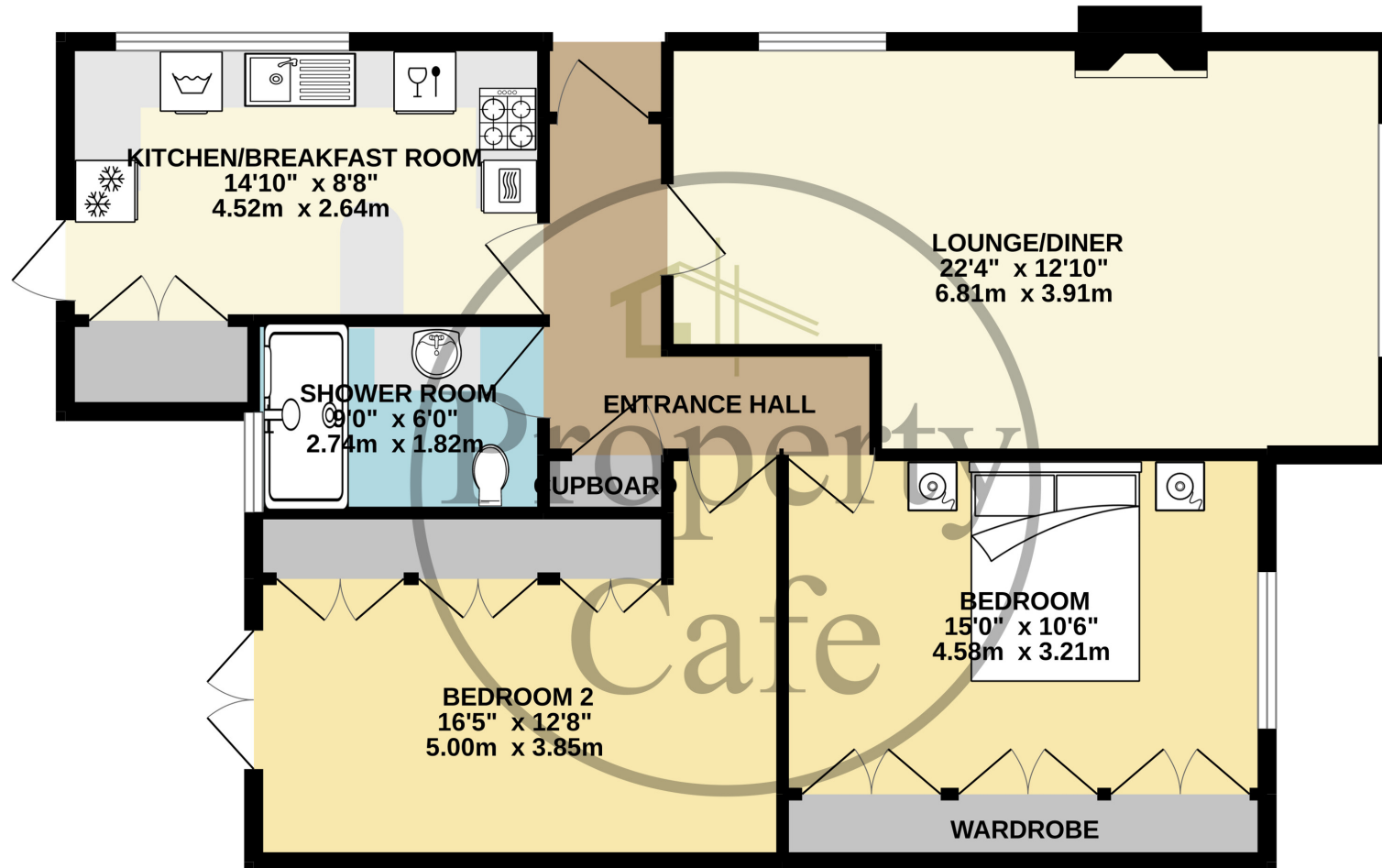




The Property Café are delighted to offer for sale this immaculately presented Two Bedroom Semi-Detached Bungalow located in a highly sought after & quiet location within easy access of Little Common village. Accommodation & benefits include: An immaculate inner hall, a spacious dual aspect West facing lounge-diner with feature fireplace and ample space to relax & entertain, two very spacious double bedrooms both with fully fitted wardrobes, a modern shower room & an immaculate modern kitchen/breakfast room with fitted hob, oven, extractor integrated dishwasher, washing machine and fridge/freezer. Additional benefits include: A single garage en-bloc, a lovely low maintenance rear garden, central heating & double glazing, lovely neutral decoration, quiet cul-de-sac location, close to local shops & bus stop. For additional details or to arrange to view please contact our sales team on 01424 224488



3 COWDRAY CLOSE
912 sq.ft. (84.7 sq.m.) approx.




TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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Bedrooms: 2
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2268.73
Parking Types: Garage.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (67)
Annual Service Charge: 950
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



Immaculate Attached Bungalow * Two Spacious Double Bedrooms * (Both Bedrooms with Fitted Wardrobes) * Beautifully presented Throughout * Modern Fitted Kitchen-Breakfast Room With Built In Appliances * Central Heated & Double Glazed Throughout * A Lovely Low Maintenance Garden * Single Garage En-Bloc * Quiet Cul-De-Sac Location * Outskirts Of Little Common Village * Close To Local Amenities & Bus Stop * An Immaculate Property Throughout * To View Please Call Us On 01424 224488





Tenure : Leasehold (Share Of Freehold) 980 Year Lease : Service Charge £950 Per Year (Inc Buildings Insurance). The property is situated within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Immaculate Attached Bungalow
 - Two Spacious Double Bedrooms
 - (Both Bedrooms with Fitted Wardrobes)
 - Beautifully presented
 - Modern Fitted Kitchen-Breakfast Room
 - Central Heated & D.Glazed Throughout
- Lovely Low Maintenance Garden
 - Quiet Cul-De-Sac Location
 - Outskirts Of Little Common Village
 - An Immaculate Property Throughout
 - Single Garage Close By En-Bloc
 - Additional Visitors Parking