





BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£775,000  3 Bedroom  2 Bathroom  2 Reception
Maple Walk, Bexhill-on-Sea, East Sussex TN39 4SR



AT A GLANCE...

An attractive detached chalet bungalow located in Cooden, one of Bexhill's most sought-after neighbourhoods. With just under 700 yards between the house and the golf course, train station and Cooden Beach, the house is well located boasting an abundance of charm with accommodations which include: A modern fitted dual aspect kitchen/diner with a range of matching wall units and base units finished with quartz worksurfaces. Integrated appliances include a dishwasher, eye-level oven & grill, and a gas hob. An adjacent utility room has space and plumbing for appliances, together with a cupboard housing the newly installed boiler. It also has access to the rear garden. The lounge features a working marble fireplace, a study area and a door out to the sun terrace. In addition, the ground floor benefits from a ground floor bedroom with a built-in wardrobe and a shower room adjacent. The first floor houses two large bedrooms with spacious built-in wardrobes and a bathroom. Furthermore, the property has a large insulated loft space, double glazing, original solid oak flooring across the ground floor and a new central heating system. The property has planning permissions approved for a loft conversion resulting in three first floor en-suite bedrooms and an extension of the existing sun terrace, application number - RR/2021/1239/P.



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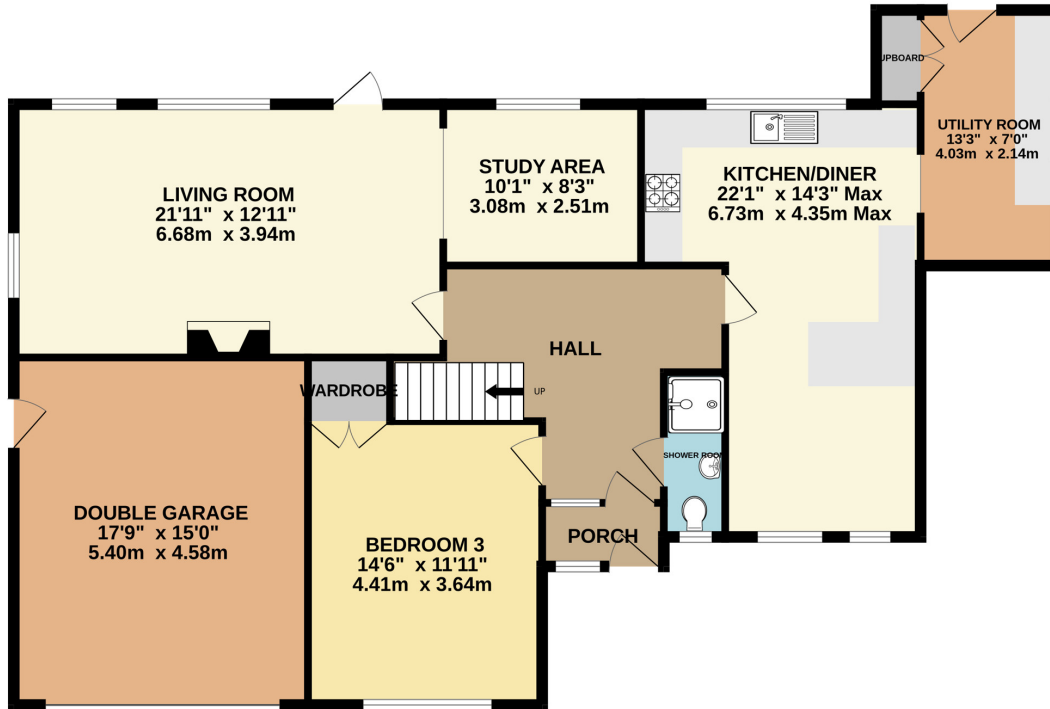
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Key Features:

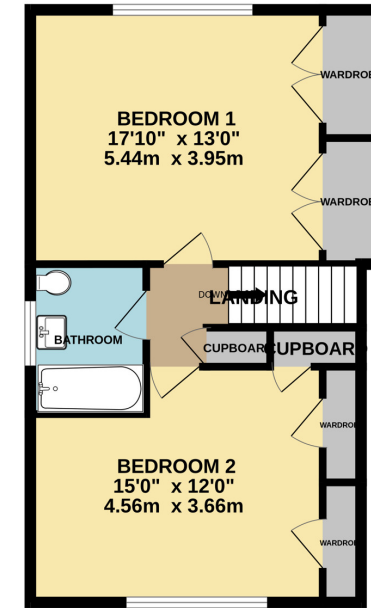
- Detached Chalet Bungalow
- Two Bathrooms
- West Facing Rear Garden
- Double Glazing & New Central Heating System
- Three Double Bedrooms
- Impressive Kitchen/Diner With Separate Utility Room
- Double Garage & Off-Road Parking
- Highly Desirable Cooden Location


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GROUND FLOOR
1358 sq.ft. (126.1 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1881 sq.ft. (174.7 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Outside

A minimum of three vehicles can be parked off-road at the front of the property. The front garden features a small lawn, mature plants, and a remote-controlled roller door that leads into the garage, which has power, lights, and a tradesman's entrance to the side of the property. The rear garden is primarily lawn with a west-facing orientation. Plants, trees and shrubs of various varieties are well established throughout the garden, which has a raised west-facing sun terrace ideal for alfresco dining and extensive storage space can be found beneath the property.

Location

The property is situated in a highly sought-after location in Cooden. Cooden Beach and the train station are under 700 yards away, along with bus routes into Bexhill Town Centre. Little Common village is within walking distance, 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 just over 2 miles away with seafront promenades, the iconic 'De La Warr Pavillion, restaurants, and the Mainline Railway station.

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