

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			
		69	80

England, Scotland & Wales EU Directive 2002/91/EC



Total area: approx. 209.0 sq. metres (2249.3 sq. feet)  
 For illustration purposes only - not to scale



Dolphins, Maple Walk, Bexhill-on-Sea, East Sussex TN39 4SN

**£699,950**

**freehold**

A unique spacious and versatile detached family home set in a quiet and popular location with up to five bedrooms, several reception rooms and offering further potential.

- Detached House
- Off Road Parking
- Popular Location
- Established Gardens
- 2/3 Reception Room
- 4/5 Bedrooms



## Description

Dolphins presents a seldom found opportunity to secure a substantial family home on one of Bexhill's most desirable roads. With accommodation laid out over three floors, all the rooms are bright and spacious and offer a degree of versatility. On entering, the spacious entrance hall gives access to a utility room, shower room, bedroom and a large reception room. The ground floor is considered ideal to create a separate ground floor annex/flat making it ideal for those looking for a home with potential for dual family occupancy. Stairs rise to the first floor where there is the main reception area, a calming space with log burner and floor to ceiling windows and doors leading out to the front balcony overlooking the road and to the rear into a conservatory which overlooks the garden. The well appointed and fully integrated kitchen is open plan with a dining area making it a perfect space for entertaining. A separate study completes the first floor. To the second floor there are three generous bedrooms and a large luxurious family bathroom. There is a substantial loft space which offers further potential to create either another bedroom suite or more living space. Externally, to the front of the property, there is parking for several cars and an established garden that offers a good deal of privacy. There is access to both sides of the property to the manageable rear garden. The property is located within easy access of a comprehensive range of amenities found at Little Common including a Tesco's Local and a doctors surgery. Cooden Station, golf course and the beach are just a short distance away. The area is very well served for schools, both primary and secondary, private and comprehensive. Viewing is highly recommended.

## Directions

From the centre of Little Common, proceed south at the roundabout and take the first right into Meads Road. Continue into Maple Walk where the property will be seen on the left hand side.

What3Words:///sneezing.lingering.shout

## THE ACCOMMODATION COMPRISES

A covered entrance porch with outside light and door through to

## ENTRANCE HALL

13' 7" x 10' 1" (4.14m x 3.07m) with wooden floors, radiator, window to side, stairs leading to the first floor landing and large storage cupboard.

## RECEPTION ROOM/BEDROOM 5

19' 8" x 16' 3" (5.99m x 4.95m) with bi-fold doors to the front and window to side, wooden floors, radiator, cupboard housing the electric fuseboard.

## BEDROOM 4

14' 2" x 8' 0" (4.32m x 2.44m) with window to side, wooden floors, radiator.

## SHOWER ROOM

12' 2" x 5' 0" (3.71m x 1.52m) with window to side, recessed lighting, fully tiled and fitted with a wc, wall mounted wash hand basin, large shower cubicle and heated towel rail.

## UTILITY ROOM

6' 5" x 3' 0" (1.96m x 0.91m) with window to side, plumbing for washing machine.

## HALF LANDING

with wooden floors and a second staircase leading to

## FIRST FLOOR LANDING

with window to side and an opening into

## STUDY

10' 5" x 8' 8" (3.17m x 2.64m) max with floor to ceiling windows taking in pleasant views, floorboards, radiator. Opening into

## RECEPTION ROOM

25' 8" x 17' 0" (7.82m x 5.18m) max, a beautiful triple aspect room with floor to ceiling French doors giving access to a balcony with brushed aluminium balustrade taking in views. There is a working Invicta log burner, tv point and further French doors into the

## CONSERVATORY

11' 1" x 7' 0" (3.38m x 2.13m) having a triple aspect taking in views over the garden, door to side.



## KITCHEN

16' 9" x 8' 8" (5.11m x 2.64m) with window to rear and fitted with a range of base and wall mounted kitchen cabinets incorporating cupboards and drawers with slate effect working surfaces with a 1 1/2 bowl sink with mixer tap and drainer. There is a Stoves electric range cooker with a 5 ring gas hob with extractor over, space for an American fridge/freezer, dishwasher and shelved recess.

## SECOND FLOOR LANDING

with access to

## BEDROOM 1

13' 8" x 13' 5" (4.17m x 4.09m) with window to front, wooden flooring, large double wardrobe.

## BEDROOM 2

12' 2" x 12' 1" (3.71m x 3.68m) with window to rear, wooden flooring, large double wardrobe.

## FAMILY BATHROOM

8' 11" x 8' 8" (2.72m x 2.64m) a double aspect room with window to rear and Velux to side, part tiled walls, tiled floor and fitted with a wc, large shower cubicle, bath, wall mounted wash hand basin and heated towel rail.

## BEDROOM 3

9' 3" x 7' 9" (2.82m x 2.36m) with window to front, wooden flooring, storage cupboard.

## OUTSIDE

To the front of the property there is a gravel driveway providing off road parking for 3-4 cars, the rest of the front garden is fence enclosed and planted with mature trees and shrubs, raised borders and crazy paving. To both sides of the property steps lead up to the rear garden which has a patio area and is separated into two lawned areas with a retaining wall dividing the levels, it is fence enclosed, planted with mature trees and shrubs and offers a very good level of privacy.

## COUNCIL TAX

Rother District Council  
Band F - £3343.77 (2023/24)

**Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774**

We will be pleased, if possible, to supply any further information you may require.

## Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.