




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

25 Clavering Walk, Bexhill-on-Sea, East Sussex TN39
£950,000 ^{4TW}
🚗 5 Bedroom 🛁 1 Bathroom 🛋️ 3 Reception



AT A GLANCE...

We are delighted to present for sale this generously sized detached house in one of Cooden's most desirable neighbourhoods. A huge selling point of this property is its substantial plot and the south facing rear garden with both views of the 1st hole and direct access onto Cooden Beach Golf Course. During current ownership the house has been subject to modernisations including the installation of solar panels with a battery storage system and highly energy efficient air con heating. The property has undergone alterations on the ground floor resulting in accommodation that includes; A welcoming reception hall with an opening into the dining room with double doors to the rear garden. The dining room is centrally located on the ground floor with both the kitchen and living room adjacent providing a great entertaining space if required. The generously sized lounge is dual aspect with double doors opening into the conservatory. The kitchen/diner features a range of matching wall units and base units. There is an integral induction hob, space for appliances and a door leading into the pantry. In addition, the ground floor benefits further from a study currently used as bedroom five, a cloakroom and solid wood refurbished flooring. On the first floor the master bedroom has access out to the south-facing sun terrace enjoying views of the rear garden, together with three further double bedrooms and a bathroom suite. Access is available into the large part boarded insulated loft via a pulldown ladder and there is newly laid carpets. Furthermore, the property has recently undergone modernisations that include solar panels with a battery storage system, a new hot water tank and an air conditioning heating system that has resulted in the property becoming highly energy efficient and no payments taken for the properties energy bills since installment in June 2023. Moreover,

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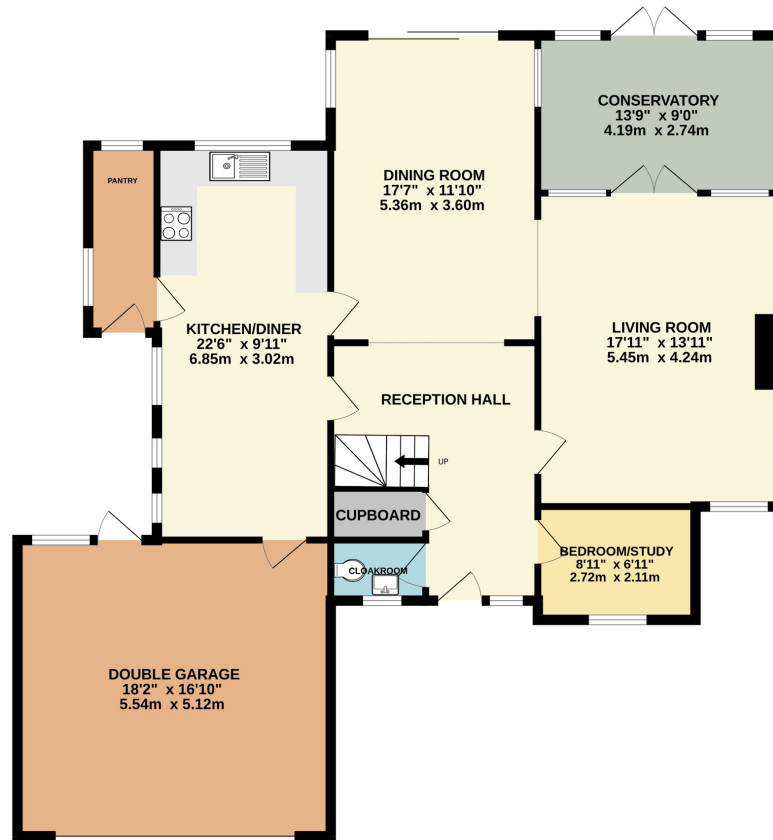


Key Features:

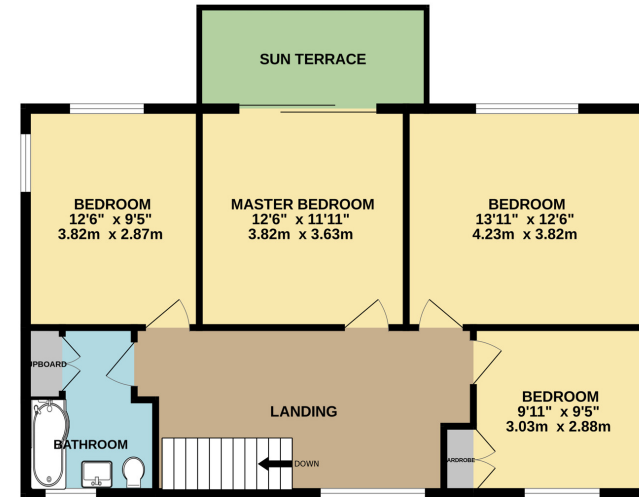
- Detached House With A Magnificent Plot
- Three Reception Rooms
- Highly Desirable Cooden Beach Location
- Solar Panels & Energy Efficient Heating System
- Four/Five Bedrooms
- Double Garage & Extensive Off Road Parking
- Direct Access To Cooden Beach Golf Course
- Exceptional Rear Garden

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GROUND FLOOR
1372 sq.ft. (127.4 sq.m.) approx.



1ST FLOOR
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA : 2151 sq.ft. (199.8 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(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

The property sits on a substantial plot accessed via electric gates. The front garden has been landscaped and access is available into the double garage via an electric up & over door. Power & light are provided in the garage, as well as insulated flooring, the operating system for the solar panels and plumbing for utilities.

A real highlight of this property is its south-facing rear garden. Featuring established trees, plants, and shrubs, as well as a gate providing direct access to the fairways and views of the 1st hole of Cooden Beach Golf Course. A raised patio area and plenty of privacy make the garden ideal for alfresco dining. In addition, there are two outside power points, three new garden sheds, and exterior lighting at the front and rear of the property.

Location

The property is located in a highly desirable location in Cooden, West Bexhill. Close by you will find the village of Little Common offering a range of 'day-to-day' shops including a Tesco Express and some highly regarded independently owned shops, as well as a Dentist, Doctors' surgery and bus routes. Cooden Beach golf and tennis clubs are a five-minute walk. The closest train station is Cooden Beach under 600 meters from the property, offering regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria.

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