



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

1 Monterey Gardens, Bexhill-on-Sea, East Sussex TN39
£475,000 ^{3SY}
Offers Over

 4 Bedroom

 2 Bathroom

 1 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this spacious detached chalet bungalow. Situated in a highly desirable location in Cooden, West Bexhill, the property offers accommodation in brief comprising; Enclosed entrance porch leading through to the inner hallway. Lounge/diner with a feature fireplace and doors opening into the sun room over looking the rear garden. Fitted kitchen/breakfast room with a range of wall units, base units and laminated working surfaces. Integrated dishwasher, fridge/freezer, space for further appliances and a door leading out to the rear garden. The ground floor also offers two good sized double bedrooms, one with built-in wardrobes and the other currently used as a dining room. There is access available into the integral garage and a bathroom suite. On the first floor can be found two large double bedrooms, both with distant sea views and with a built-in double wardrobe. You will also find a modern fitted shower room and a large walk-in eaves storage area. Furthermore, the property offers double glazing, gas central heating, off-road parking and an integral garage. The property is in need of modernisation and is being sold with NO ONWARD CHAIN!



Key Features:

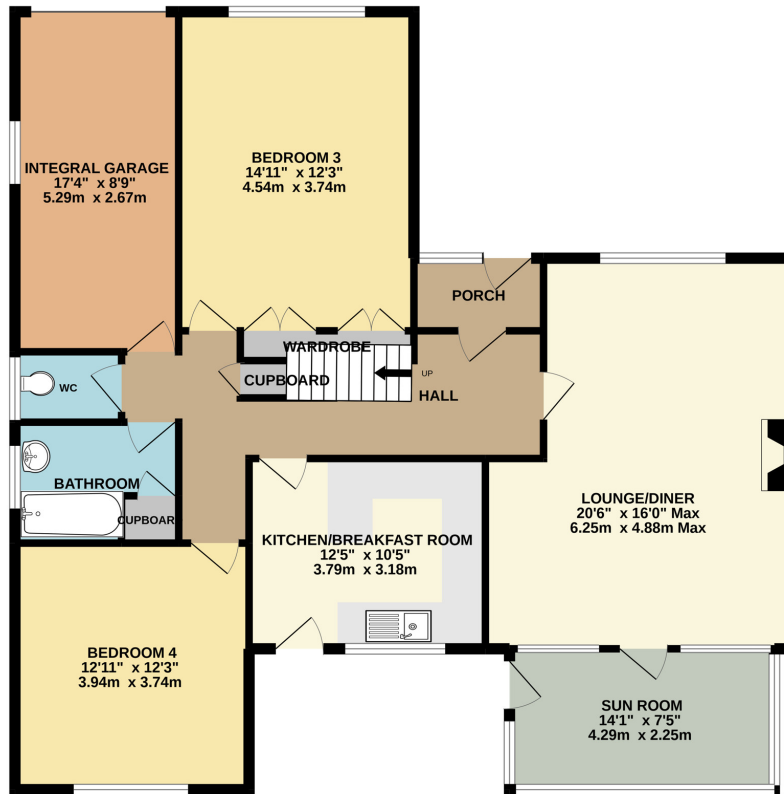
- Detached Chalet Bungalow
- Four Double Bedrooms
- Integral Garage & Off-Road Parking
- Sought After Cooden Location
- In Need Of Modernisation
- No Onward Chain

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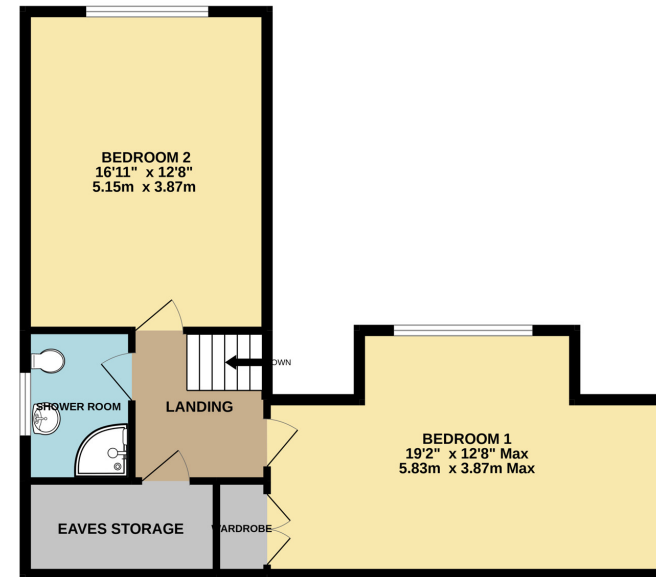
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GROUND FLOOR
1293 sq.ft. (120.1 sq.m.) approx.



1ST FLOOR
608 sq.ft. (56.5 sq.m.) approx.

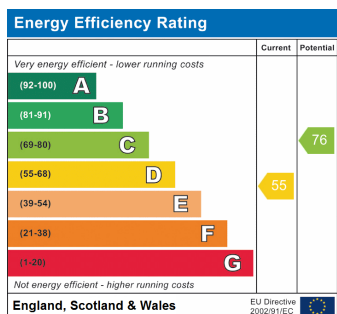


TOTAL FLOOR AREA : 1901 sq.ft. (176.6 sq.m.) approx.

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.



OUTSIDE -

The property benefits from a well-kept front garden that is predominantly laid to lawn, with well-stocked flower beds and a central pathway. There is off-road parking available and access to the garage via an electric roller door. The garage benefits from both power & light and houses the wall-mounted boiler. The rear garden has a patio area, ideal for alfresco dining, and a raised area of lawn. There is gated side access to the front of the property and a timber-framed shed.

LOCATION -

The property is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.7 miles away along with Cooden Beach Golf Club and the beach at Cooden it. Bexhill Town center is just 2.0 miles away with

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