




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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Holbrook Cottage, Maple Avenue, Bexhill-on-Sea TN39
£520,000^{4ST}  4 Bedroom  2 Bathroom  3 Reception
Offers over



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this deceptively spacious detached chalet bungalow with NO ONWARD CHAIN. With an abundance of natural light and versatility, this property is situated in the highly desirable Cooden area of West Bexhill and includes; An enclosed entrance porch leading to the inner hall. A dual-aspect lounge with a fireplace can be found at the front of the property. In addition to the lounge, there is a good-sized dining room with a large bay window and an attractive fireplace. Featuring a range of matching wall units, base units and granite work surfaces, the generously sized kitchen/diner has a rear aspect. Integrated appliances include a dishwasher, fridge/freezer, an induction hob and a double oven. In addition, there is under cabinet lighting and double doors opening out to the rear garden. There are further benefits to the ground floor, including a cloakroom, a master bedroom with built-in wardrobes and an en-suite shower room, and two additional bedrooms. There is a large dual-aspect double bedroom with an extensive wardrobe and a four-piece modern bathroom on the first floor. Furthermore, the property benefits from gas central heating and double glazing.



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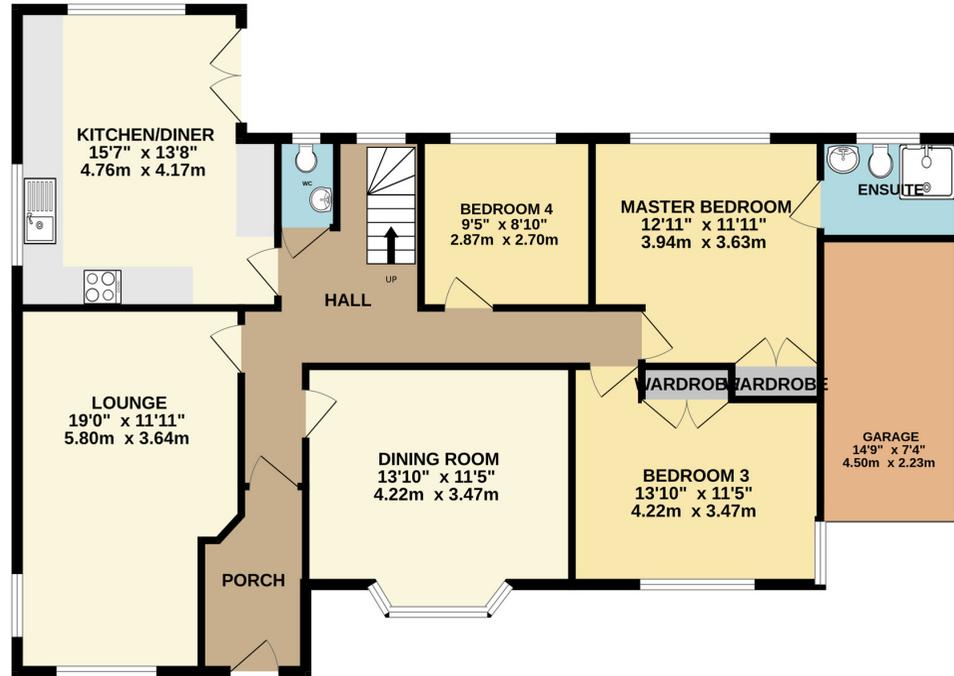
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Key Features:

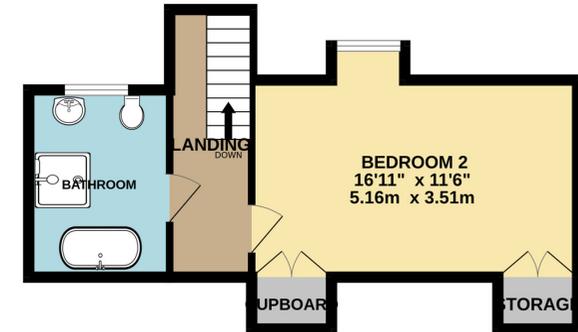
- Deceptively Spacious Detached Chalet Bungalow
- Three Reception Rooms
- An Abundance Of Natural Light & Versatility
- Gas Central Heating & Double Glazing
- Highly Regarded Location In Cooden
- Four Bedrooms
- No Onward Chain
- Off Road Parking & Garage


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GROUND FLOOR
1278 sq.ft. (118.7 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 1613 sq.ft. (149.9 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		77
(55-68)	D	62	
(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 front garden has a selection of mature boards, an area of lawn and hedging for privacy. Gated side access is available to the rear garden and access to the garage via double opening doors. The rear garden is predominantly laid to lawn with a variety of well-established plantings, a timber-framed garden shed and a patio area adjoining the property ideal for alfresco dining.

LOCATION

The property is situated in a highly sought-after location in Cooden. Cooden Beach and the train station are a short distance 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 2.0 miles away with seafront promenades, the iconic 'De La Warr Pavillion, restaurants, and the Mainline Railway station.

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