




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£515,000 19 Ashcombe Drive, Bexhill-on-Sea TN39 3UL
4 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

A deceptively spacious detached house in a highly desirable Cooden location. The house boasts a south-facing rear garden, no onward chain and is within walking distance of the popular village of Little Common. Accommodation includes; An inviting entrance hall leading to the dual aspect lounge/diner measuring over 28ft in length with a feature fireplace and a door into the conservatory with views of the rear garden. Adjacent to the lounge is a further reception room currently serving as a dining room. This could also be used as a home office if required. The fitted kitchen features matching wall and base units with integrated appliances including a dishwasher, an eye-level oven & hob, an under-counter fridge and space for further appliances. There is also a cloakroom on the ground floor, and a lobby off the kitchen that could be converted to a utility area. On the first floor, the master suite features extensive fitted wardrobes and an en-suite shower room. There is a family bathroom and three additional bedrooms, two of which provide a beautiful distant sea view over to Beachy Head. Furthermore, the house comes with a modern consumer unit installed within the last two years, as well as, a gas boiler installed within the last 3/4 years.

19 Ashcombe Drive, Bexhill-on-Sea, East Sussex, TN39 3UL

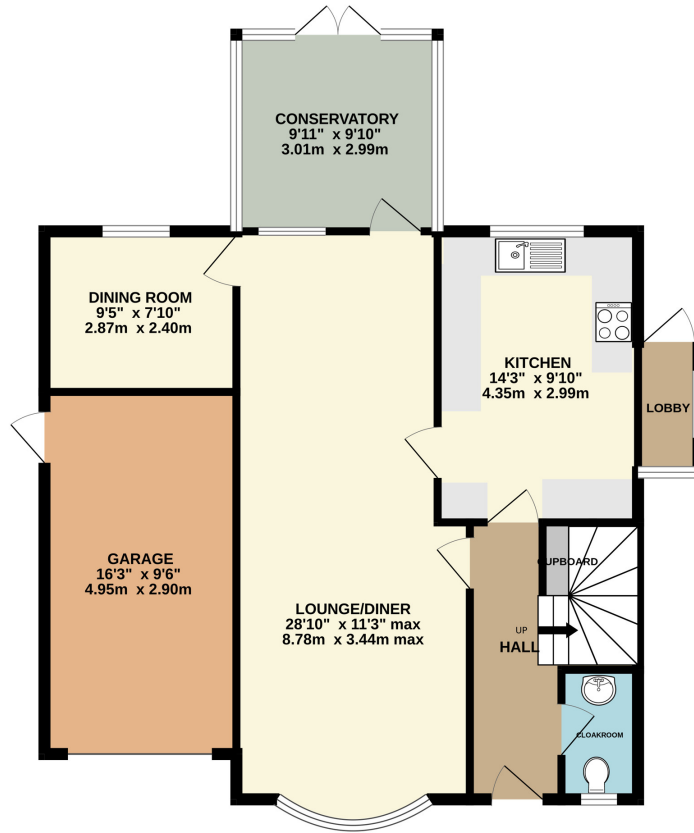
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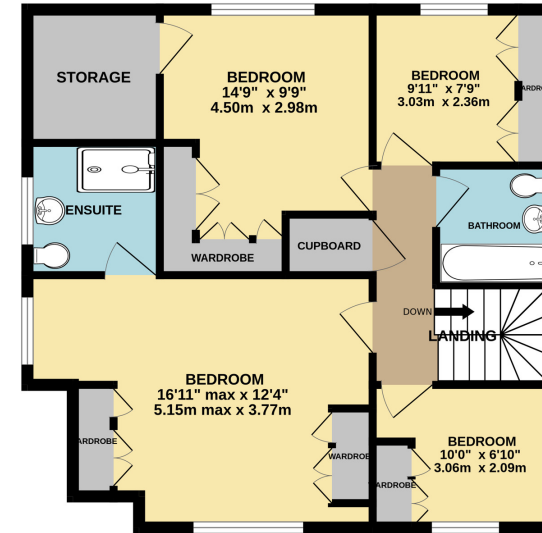
Key Features:

- Deceptively Spacious Detached House
- Four Bedrooms
- South Facing Garden
- Popular Cooden Location
- Two Reception Rooms & Conservatory
- Two Bathrooms
- Off Road Parking & Garage
- Distant Sea Views From First Floor

GROUND FLOOR
909 sq.ft. (84.5 sq.m.) approx.



1ST FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 1541 sq.ft. (143.2 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		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

A block-paved driveway leads to the front of the property, along with a small and well-established garden. Garage access is provided via an up-and-over door where you will find power and lighting.

The rear garden has a south-facing aspect and predominantly laid to lawn. There is a patio area ideal for alfresco dining, a variety of mature shrubs, trees and a garden shed.

Location

West Bexhill's 'Cooden' location is one of the most sought-after in the area. In the nearby village of Little Common, you will find a range of independently owned shops, together with a Tesco Express, a Doctor's Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. Just 0.6 miles away is Cooden Beach Train Station, along with the Cooden Beach Golf Club and the beach at Cooden Beach. Bexhill town centre is just 1.8 miles away with the iconic seafront promenades, mainline railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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