



Tel: 01424 233330

22 Spindlewood Drive, Bexhill-on-Sea, East Sussex £565,000 TN39 4RS 4 Bedroom 2 Bathroom 2 Reception













# AT A GLANCE...

A double garage and extensive off-road parking complement the generously sized accommodation in this modern detached house.

A highly desirable location in Cooden, just a short walk to Little Common village amenities, the house has been well-maintained during current ownership and offers accommodation including; an enclosed entrance porch opening into a welcoming reception hall. Two sets of double doors lead to the open plan dual aspect lounge/diner where you will find a feature fireplace, a large storage cupboard and double doors out to the rear garden. This modern kitchen/diner includes matching wall and base units, an integrated oven and hob, a tower fridge, and room for additional appliances. The kitchen/diner offers space for a table and chairs along with access to a sun room with views of the rear garden. The ground floor also has a cloakroom and integral access to the double garage.

A modern fitted shower room and four double bedrooms with fitted wardrobes are located on the first floor. Featured in the master bedroom is an extensive fitted wardrobe as well as a modern fitted en-suite shower room. Partially boarded and insulated loft space is accessible.

Furthermore, the property is equipped with double glazing and gas central heating.

We highly recommend you schedule an early viewing of this property to appreciate its convenient location and all it has to offer!

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## **Key Features:**

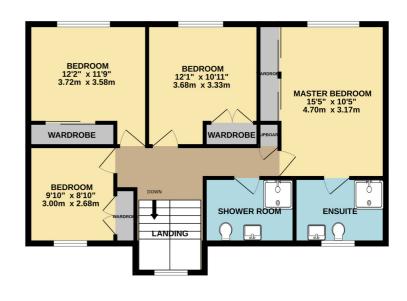
- Deceptively Spacious Detached House
- Modern Kitchen/Diner
- Well-Kept Gardens & Cabin
- Two Modern Fitted Shower Rooms
- Walking Distance To Little Common Village Amenities
- Open Plan Lounge/Dining Room
- Four Double Bedrooms With Fitted Wardrobes
- Extensive Off Road Parking & Double Garage



GROUND FLOOR 1141 sq.ft. (106.0 sq.m.) approx.

1ST FLOOR 789 sq.ft. (73.3 sq.m.) approx.





#### TOTAL FLOOR AREA: 1929 sq.ft. (179.2 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.

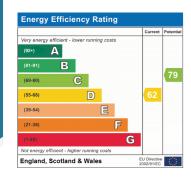
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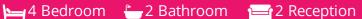
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures 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.







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### Exterior

The property has well-kept established gardens to the front & rear. There is extensive off-road parking on the block-paved driveway, together with access into the double garage via two electric roller doors. The garage has power & light, as well as a fitted utility area.

The rear garden is predominately laid to lawn with a variety of well-established plants, trees & shrubs. There are seating areas in the garden where you can enjoy alfresco dining, a garden shed and fully insulated garden cabin. Gated side access is available to the front of the property and there is an outdoor water supply.

## Location

The property is located in the highly desirable area of 'Cooden', in West Bexhill. Located within walking distance is Little Common village. This village has an independent Tesco Express, a Doctor's Surgery, a Dentist's, as well as Little Common Primary School, currently rated 'Outstanding' by OFSTED. A short distance away is Cooden Beach, where regular direct trains run to Hastings, Eastbourne, Brighton, London Gatwick, and London Victoria. Additionally, Cooden has a golf club and a beach.

