



14 Old Mill Park, Bexhill-on-Sea, East  
Sussex TN39 4UD



## PROPERTY DESCRIPTION

A charming and extremely well presented one bedroom detached cottage which was formally the bakery for 'Hoads Mill'. This unique property also has access to communal garden and pond which is strictly for residents only and is only a short walk from local shops. The bright accommodation comprises; dual aspect bay fronted lounge, modern kitchen with rear level access, good size bedroom with walk-in wardrobe/dressing room and modern bathroom. Outside there is a south facing private garden, garage with side door and off road parking. EPC - TBC.

## FEATURES

- Charming Cottage Which Was Formally The Bakery For Hoad's Mill
- Unique Detached Residence
- Modern Kitchen & Bathroom
- Bay Fronted Lounge
- South Facing Private Garden
- One Bedroom With Walk-In Wardrobe/Dressing Room
- Residents Private Access To Communal Garden Area & Pond
- Garage With Rear Door & Parking Area In Front
- Short Distance To Local Shop
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Bay Fronted Lounge

14' 11" x 10' 11" (4.55m x 3.33m) A bright dual aspect room with recently replaced front door and bay window to the front and further window to the side with a southerly aspect, television point, radiator.

### Kitchen

15' 10" x 5' 6" (4.83m x 1.68m) Double glazed windows overlooking the garden and door providing access to the garden, radiator, space for fridge/freezer, a modern kitchen comprising; a range of solid wood working surfaces with inset stainless steel sink and drainer unit with mixer tap, free standing electric cooker with induction hob and extractor fan over, wall mounted gas fired boiler, a range of matching wall and base cupboards with fitted drawers, access to loft space via hatch.

### Inner Hall

Doors to bedroom and bathroom.

### Bedroom

10' 9" x 9' 5" (3.28m x 2.87m) Double glazed window overlooking the garden and with a southerly aspect, radiator, door into walk-in wardrobe/dressing room.

### Walk-In Wardrobe/Dressing Room

10' 9" x 3' 2" (3.28m x 0.97m) A range of cupboards and lighting.

### Bathroom

A modern three piece suite comprising; panelled bath with mixer tap and shower over, low level WC, wash hand basin with mixer tap and cupboards under, chrome heated ladder style towel rail.

### Garage

17' 2" x 7' 9" (5.23m x 2.36m) Accessed via up and over door, overhead storage, power, lighting, door to the side, parking in front of the garage.

### Outside

To the front there are steps up to a raised patio area surrounded by mature bushes and shrubs.

The rear garden benefits from being of a southerly aspect and has gated access leading to the garage and parking area, paved pathway, the remainder of the garden is mainly laid to lawn with mature hedging offering a good degree of seclusion.

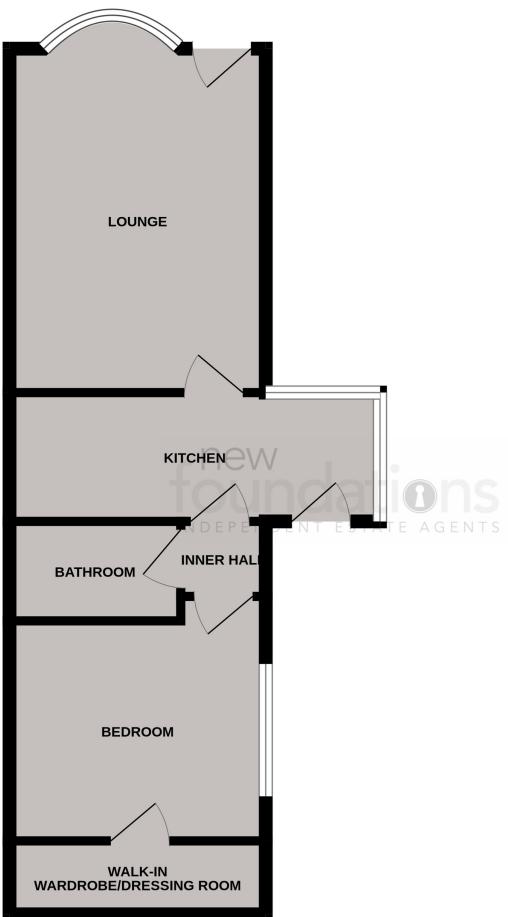
Past the garages there is a pathway leading to a large communal area of gardens and pond which can be seen in the photos, access is strictly for residents only.

### NB

We have been advised there is a charge of £300 per annum for upkeep of the road, street lighting & general communal gardening including the area where the remains of the post mill are.

## FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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.  
Made with Meropia ©2025