



37 Hawkhurst Way, Bexhill-on-Sea,
East Sussex TN39 3SG



PROPERTY DESCRIPTION

Chain Free. A well presented, bright and spacious four bedroom detached house situated in the sought after Cooden location which is within a short distance of Cooden Beach, train station and gold club whilst Little Common Village is only a short distance away. The accommodation comprises; spacious entrance hall, dual aspect L-shaped lounge/diner, modern kitchen with built-in appliances, cloakroom/WC, four bedrooms and a recently installed wet room. Outside there is a large block paved driveway, garage with side access and a SOUTH FACING rear garden. EPC - TBC.



FEATURES

- Four Bedroom Detached House
- Sought After 'Cooden' Location
- Recently Installed Wet Room
- South Facing Rear Garden
- Modern Kitchen With Built-In Appliances
- Double Aspect L-Shaped Lounge/Dining Room
- Ground Floor Cloakroom/WC
- Off Road Parking & Garage
- Chain Free
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door, ceiling coving, double glazed full length patterned panel, stairs rising to the first floor, recessed area for shoes and coats and storage cupboard, radiator, under-stairs storage cupboard.

Cloakroom/WC

Double glazed patterned window to the side, low level WC, wash hand basin with tiled splashback, radiator.

L-Shaped Lounge/Dining Room

22' 3" max x 20' 3" max (6.78m max x 6.17m max) A spacious and dual aspect room with double glazed windows to the front and rear and door to the rear leading to the garden, ceiling coving, three radiators, feature fireplace with inset electric fire.

Kitchen

12' 2" x 10' 5" (3.71m x 3.17m) Double glazed window to the rear and UPVC door to the side, ceiling coving, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in appliances including; eye level double oven and grill, fridge/freezer, dishwasher and washing machine, wall mounted gas fired boiler.

First Floor Landing

Double glazed patterned window to the front, access to loft space via hatch, airing cupboard with shelving and hot water cylinder

Bedroom One

13' 6" x 11' 0" (4.11m x 3.35m) Double glazed window to the front, ceiling coving, radiator, built-in wardrobes

Bedroom Two

12' 2" x 9' 2" (3.71m x 2.79m) Double glazed window to the rear, ceiling coving, radiator, built-in wardrobes.

Bedroom Three

13' 7" x 9' 10" (4.14m x 3.00m) Double glazed window to the front, ceiling coving, two radiators, two built-in cupboards.

Bedroom Four

Double glazed window to the rear, ceiling coving, radiator.

Wet Room

Two double glazed windows to the rear, spotlights, a fully tiled and recently installed wet room with chrome shower and controls, low level WC, wash hand basin, chrome heated ladder style towel rail.

Garage

18' 7" x 9' 3" (5.66m x 2.82m) Accessed via up and over door, door to the side, lighting, power points.

Outside

Outside

The front of the property is approached via a large block paved driveway providing off road parking for multiple vehicles, planted borders, gated side access.

The rear garden benefits from being of a southerly aspect.

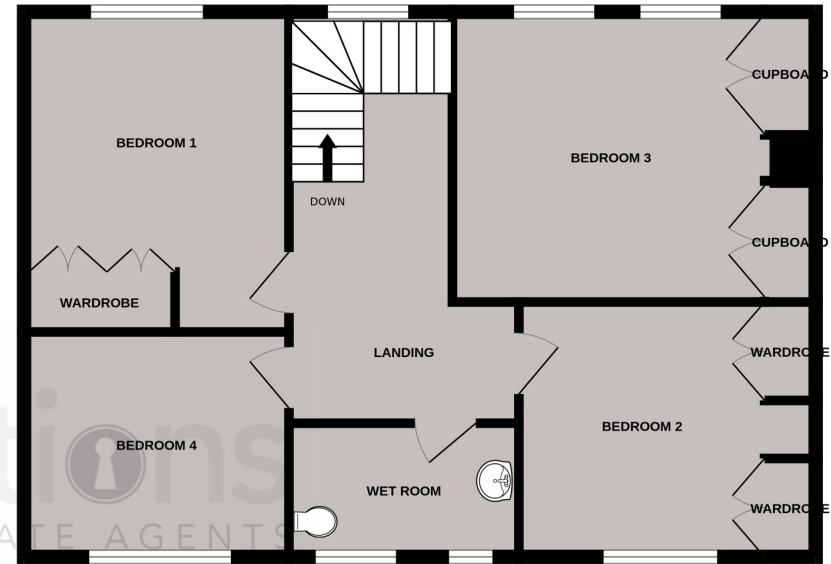
Adjacent to the rear of the property there is a paved patio with planted raised beds and step to the main area of garden which is also paved for ease of maintenance, central pergola, various well planted beds, timber framed shed, water tap, gated side access, electric awning.

FLOORPLAN

GROUND FLOOR
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 1536 sq.ft. (142.7 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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