




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£725,000 Kewhurst Avenue, Bexhill-on-Sea TN39 3BH
🛏️ 3 Bedroom 🛁 3 Bathroom 🛋️ 3 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this generously sized detached chalet bungalow. Situated on a sizeable plot in a highly desirable location in Cooden, west Bexhill, the property boasts accommodation to include; An enclosed entrance porch opening into an impressive reception hall. There is a dual aspect lounge/diner with a feature fireplace and separate dining room with double doors opening to the rear garden. The master suite over looks the rear garden and benefits from extensive fitted wardrobes and a large four-piece en-suite bathroom. In addition, the ground floor has a further double bedroom with an en-suite shower room, a utility room and fitted kitchen/breakfast room comprising a range of matching wall and base units and an integral oven and hob. Furthermore, the property benefits from a large first floor bedroom with an en-suite bathroom, double glazing and gas central heating.



39 Kewhurst Avenue, Bexhill-on-Sea, East Sussex, TN39 3BH

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Key Features:

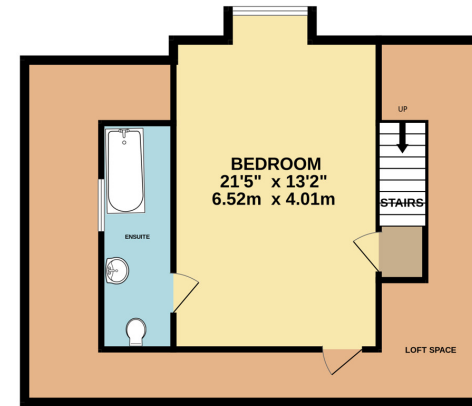
- Detached Bungalow On Large Plot
- Three Reception Rooms
- Gardens To Front & Rear
- Kitchen/Breakfast Room & Utility Room
- Three En-Suite Double Bedrooms
- Impressive Entrance Hall
- Highly Desirable Cooden Location
- Double Garage & Extensive Off Road Parking


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GROUND FLOOR
1975 sq.ft. (183.5 sq.m.) approx.



1ST FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 2635 sq.ft. (244.8 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.



OUTSIDE -

The property sits on a considerably sized plot with an extensive gated block-paved driveway. Predominantly laid to lawn with mature shrubs, side access is available to the rear garden and access into the garage via an up & over door. The rear garden is laid to lawn with a large patio area to the side. The garden is well-stocked with a variety of well-established plantings and there is a detached gardeners garage.

LOCATION-

The property is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.4 miles away along with Cooden Beach Golf Club and the beach at Cooden it. Bexhill Town centre is just 2.0 miles away with seafront promenades, and Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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