



94 Cowdray Park Road, Bexhill-on-  
Sea, East Sussex TN39 4EZ





## PROPERTY DESCRIPTION

An extremely well presented and extended five bedroom detached split level house offering versatile accommodation and set in this quiet and peaceful location at the end of Cowdray Park Road whilst being less than a mile from Little Common Village. The accommodation comprises; entrance hall, two bedrooms with one having an en-suite shower room, stairs down to lower-level level which has a 27' lounge/dining/family room with bi-folding doors leading to the garden, an impressive kitchen/breakfast room with fully integrated appliances and central island and utility room. There are stairs up from the entrance hall to the upper floors, on the hall floor there is a good size second lounge with sliding doors leading to a balcony and a very spacious triple aspect master bedroom with en-suite. On the first floor there are two further bedrooms and family bathroom. Outside the property boasts off road parking for several vehicles, double garage with electric roller doors, westerly aspect rear garden with large raised decked area ideal for entertaining and fully insulated home office and gym. EPC - C.

## FEATURES

- Impressive & Spacious Detached Family Home
- Five Bedrooms & Three Reception Rooms
- Versatile Accommodation & Would Suit Multi-Family Living
- Completely Re-Fitted & Contemporary Kitchen/Breakfast Room With Built-In Appliances & Central Island
- 27' Lounge/Family Room With Bi-Folding Doors Leading To The Garden
- Second Lounge With Sliding Doors Leading To A Westerly Aspect Balcony
- Westerly Aspect Rear Garden With Large Decking Area Ideal For Entertaining, Office & Gym Complete With Bluetooth Sound System
- Large Driveway & Double Garage With Electric Roller Doors
- Two Bedrooms With En-Suite's
- Council Tax Band - F







## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door with double glazed frosted glass inserts, full height double glazed frosted glass window, ceiling coving, radiator, stairs up to the half landing and stairs down to the lower floor.

### Bedroom 2

10' 9" x 10' 7" (3.28m x 3.23m) Inner lobby with door to en-suite, ceiling coving, door into bedroom, double glazed window to the front, ceiling coving, radiator.

### En-Suite Shower Room

Double glazed frosted glass window, spotlights, a modern and re-fitted three piece suite comprising; aqua-boarded shower cubicle with electric shower over, low level WC with concealed cistern, wash hand basin with mixer tap and cupboard under, chrome towel rail.

### Bedroom 5

10' 2" x 7' 7" (3.10m x 2.31m) Double glazed window to the front, ceiling coving, radiator.

### Lower Floor Hallway

Ceiling coving, radiator, useful under-stairs storage cupboard.

### Lounge/Dining/Family Room

27' 7" x 10' 2" (8.41m x 3.10m) A bright and extremely spacious triple aspect room with double glazed windows to the side and rear, bi-folding doors to the side which lead to the garden, two radiators, remote control blinds to the windows and doors.

### Kitchen/Breakfast Room

16' 4" x 11' 3" (4.98m x 3.43m) Double glazed window and sliding doors to the rear with the latter leading to the garden, spotlights, a beautifully re-fitted kitchen comprising; a range of quartz working surfaces with sunken one and half bowl sink unit with mixer tap and grooved drainer, inset electric induction hob with extractor fan over and glass splash-back, a range of contemporary wall and base cupboards with fitted drawers, built-in Neff appliances to include; four double oven/grills with hide and slide doors, microwave and warming drawers, floor to ceiling fridge and freezer and dishwasher, central island with quartz worktops to create breakfast bars, wine fridge and wine rack, further cupboards under, under-floor heating.

### Utility Room

8' 9" x 5' 7" (2.67m x 1.70m) Glazed door and double glazed window to the rear, spotlights, a range of modern wall and base cupboards, wall mounted gas fired boiler, quartz working surface with sunken sink with mixer tap, space for washing machine and tumble dryer, full height broom cupboard.

### First Floor Half Landing

Stairs rising to first floor landing, doors to the lounge and master bedroom.

### Lounge

16' 6" x 11' 8" (5.03m x 3.56m) A bright and spacious room with two lots of sliding doors opening onto the balcony which has an outlook over the garden and benefits from being of a westerly aspect, ceiling coving, large inset electric fire, recessed shelving, two radiators.

### Master Bedroom

22' 3" x 10' 1" (6.78m x 3.07m) An incredibly bright and spacious triple aspect room with double glazed windows to both sides and rear, two radiators, a range of built-in wardrobes across one elevation.

### En-Suite

Velux window, a modern three piece suite comprising; p-shaped panelled bath with fitted screen, mixer tap and shower over, low level WC, chrome heated towel rail, wash hand basin, storage cupboard.

### First Floor Landing

Accessed to loft space via hatch, ceiling coving, airing cupboard housing hot water cylinder and shelving.

### Bedroom 3

11' 1" x 10' 11" (3.38m x 3.33m) Double glazed window to the front, ceiling coving, radiator, built-in cupboard.

### Bedroom 4

9' 3" x 8' 0" (2.82m x 2.44m) Double glazed window to the front, ceiling coving, radiator.

### Family Bathroom

Double glazed frosted glass window to the front, a fully aqua-boarded and modern bathroom comprising; panelled bath with mixer tap, fitted screen and electric shower over, wash hand basin with mixer tap and cupboard under, low level WC with concealed cistern.

### Outside

The front of the property is approached via an extensive driveway which provides off road parking for several vehicles and leads to the garage, raised area laid to lawn, gated side access, outside lighting.

Adjacent to the rear there is a patio area which extends to the side and leads to steps which in turn lead to the courtesy garage door, gated side access and door to the gym, power points, area laid with stones which continues behind the garage for extra storage, outside lighting, steps up to an extensive decked area creating an ideal area for outside entertaining, further decked area with hot tub and lighting, door to the outside office, the remainder of the garage is laid to lawn and enclosed with fencing.

### Office

8' 11" x 8' 1" (2.72m x 2.46m) UPVC door with double glazed insert, double glazed windows to the rear and side, spotlights, electric heater, power points with USB ports & hard wired fibre router.

### Gym

12' 10" x 8' 1" (3.91m x 2.46m) Two double glazed windows to the side, two electric heaters, various power points, built-in sounds system.

FLOORPLAN



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	81
EU Directive 2002/91/EC		