



35 Little Twitten, Bexhill-on-Sea, East
Sussex TN39 4SS



PROPERTY DESCRIPTION

A beautifully presented and extended three bedroom house situated in this sought after road off Maple Walk which is within close proximity to Little Common Village with it's array of amenities, doctors surgery and primary school and Cooden Beach. Outside the property is approached via a large front garden with off-road parking and there is also a large well-stocked rear garden with side access. The accommodation comprises; enclosed entrance porch, large entrance hall, bay fronted sitting room, further dual aspect reception room, garden room/conservatory, modern fitted kitchen, rear lobby, ground floor WC, three bedrooms and a family bathroom. Further benefits include gas boiler and radiators and double glazing throughout. EPC -D

FEATURES

- Desirable 'Cooden' Location
- Extended
- Presented In Good Order
- Off Road Parking
- Walking Distance To Little Common Village
- Two Reception Rooms and Further Garden Room
- Council Tax Band- C
- Large Rear Garden
- 3 Bedrooms





ROOM DESCRIPTIONS

Entrance

9' 6" x 5' 0" (2.90m x 1.52m) Double glazed door leading to enclosed entrance porch with double glazed windows and tiled floor. Front door leading to large entrance hall, radiator, double built-in cloaks/storage cupboard.

Sitting Room

16' 10" x 10' 5" (5.13m x 3.17m) Double glazed bay window overlooking the front of the property, radiator, feature fireplace with fitted coal effect gas fire, television point, stripped and stained floorboards, glazed door to the kitchen.

2nd Reception room

8' 8" x 8' 0" (2.64m x 2.44m) Dual aspect with double glazed windows overlooking the front and the side of the property, radiator, French doors leading through to the conservatory.

Conservatory

11' 5" x 9' 9" (3.48m x 2.97m) With brick base and UPVC double glazed windows and French doors leading onto the garden, electric wall heater.

Kitchen

13' 7" x 10' 1" (4.14m x 3.07m) Fitted with 1 1/2 bowl sink unit with mixer tap, storage cupboards under, range of working surfaces with cupboards and drawers below, plumbing for dishwasher, space for fridge/freezer. matching wall mounted cupboards, built in five burner range cooker with extractor hood over, radiator, breakfast bar with storage cupboard above and below, tiled floor, part tiled walls, double glazed window, built in cupboard with plumbing for washing machine, door to rear lobby.

Rear lobby and Ground Floor W/C

With double glazed door to the garden and door to ground floor W/C. Having been refitted with low-level WC, corner wash hand basin with mixer tap, radiator, tiled walls, spotlights, double glazed frosted window.

Landing

Double glazed window, over stairs storage cupboard housing the gas boiler.



Bedroom 1

13' 2" x 12' 1" (4.01m x 3.68m) A dual aspect room having double glazed windows with far-reaching views towards Eastbourne Downs, radiator, range of fitted bedroom furniture including window seat, dressing table, wardrobes, storage cupboards, television point.

Bedroom 2

10' 9" x 9' 10" (3.28m x 3.00m) Double glazed window having far-reaching views towards Eastbourne Downs, radiator, built-in storage cupboard.

Bedroom 3

6' 5" x 5' 10" (1.96m x 1.78m) Double glazed window overlooking the rear garden, radiator.

Family Showerroom

Shower cubicle with independent electric shower and glass screen, low-level WC, wash hand basin with mixer tap and drawers under, double glazed frosted window, heated towel rail.

Loft Room

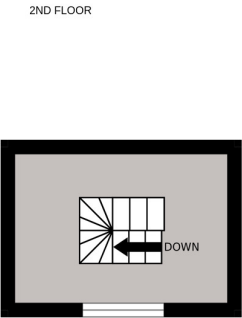
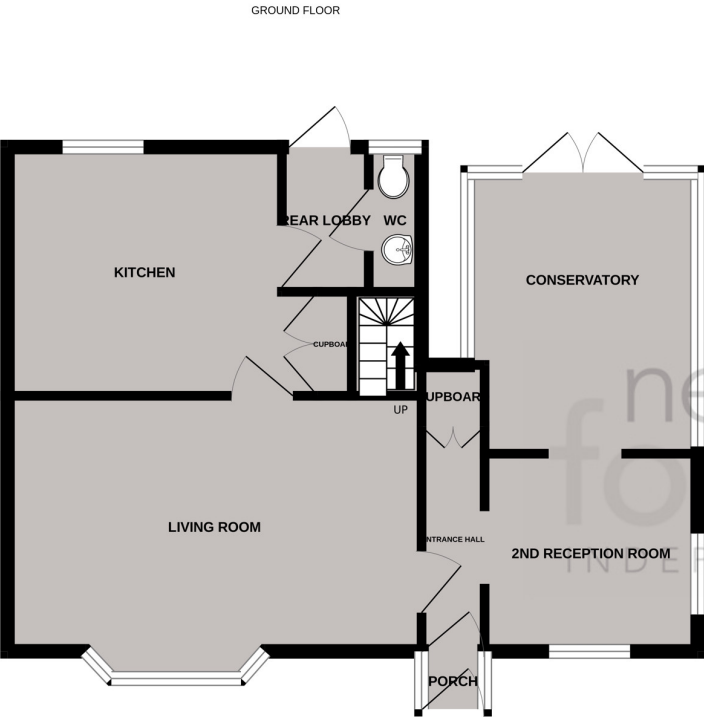
There is a paddle staircase to the loft room with 2 Velux windows, access to storage cupboards.

Outside

To the front of the property there is off-road parking, large area of lawn, screened by fencing and hedging, gated side access.

The principal area of gardens are located to the rear with large decking area, patio area, outside tap and light, laid to lawn, screened by hedging, three sheds, fruit tree and gated rear access. Green house.

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			
(92-100) A			83
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	