



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£385,000 7 Hawthorn Avenue, Bexhill-on-Sea TN39 3UZ
3 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

A remarkable terraced house that has undergone extensive renovations under current ownership. It boasts versatile accommodation in a quiet cul-de-sac in a desirable Cooden location with accommodation including: A spacious lounge/diner with double doors opening out to the rear garden. The modern fitted kitchen features an integrated under counter fridge, oven & hob, a microwave and a dishwasher. In addition, the ground floor includes a cloakroom and a converted garage into a utility room and home office. This could also serve as a fourth bedroom if required. A four-piece family bathroom suite can be found on the first floor, along with three good-sized double bedrooms, one of which is en suite. In addition, the house is double glazed and is heated with a gas combination boiler that is regularly serviced.

7 Hawthorn Avenue, Bexhill-on-Sea, East Sussex, TN39 3UZ

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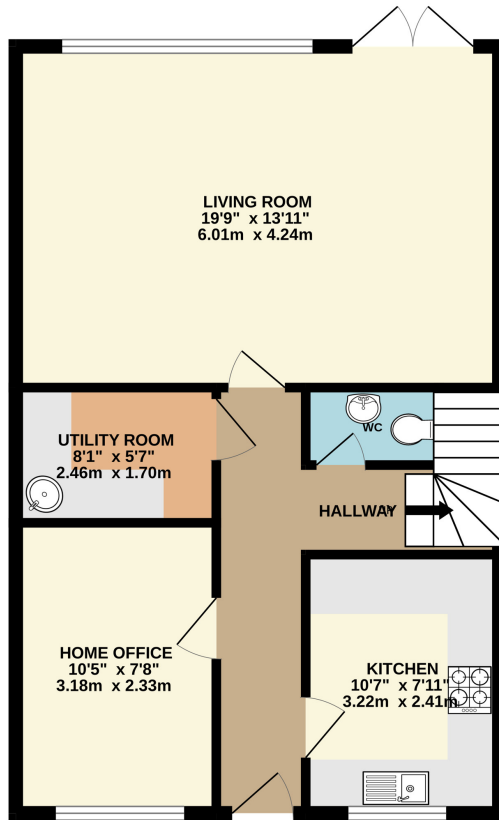


Key Features:

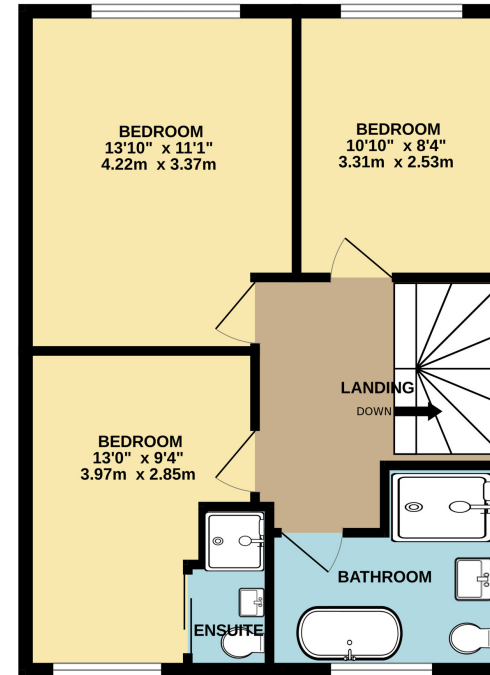
- Stunning Terrace House
- Three Double Bedrooms
- Utility Room & Home Office
- Off Road Parking For 3 Vehicles
- Quiet Cooden Cul-De-Sac Location
- Two Bathrooms
- West Facing Garden
- Modern Fixtures & Fittings Throughout

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GROUND FLOOR



1ST FLOOR



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.



Exterior

There is off-road parking for three vehicles at the front of the property. The rear garden is predominantly laid to lawn and West facing. You will find mature plantings, a patio area ideal for alfresco dining and a garden shed.

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 0.6 miles away along with Cooden Beach Golf Club. Bexhill town centre and the iconic seafront promenades are just 2 miles away.

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