



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£425,000 Saltdean Way, Bexhill-on-Sea TN39 3SS
Offers over 2 Bedroom 2 Bathroom 1 Reception



AT A GLANCE...

An attractive detached bungalow in West Bexhill's highly desirable Cooden location. There is abundant natural light in the property, an attractive west facing rear garden, and well-proportioned accommodation including an enclosed entrance porch opening into the inner hall. A log burner and double doors lead to the rear garden from the lounge/diner at the rear of the property. In the newly fitted kitchen, matching wall and base units are complemented by a newly installed integral oven and hob, as well as a newly installed wall mounted boiler. The bungalow has a bathroom suite and there are two double bedrooms with fitted wardrobes and brand new carpets, one with an en-suite bathroom. Additionally, the bungalow has been recently re-decorated, is gas centrally heated and double glazed.



Key Features:

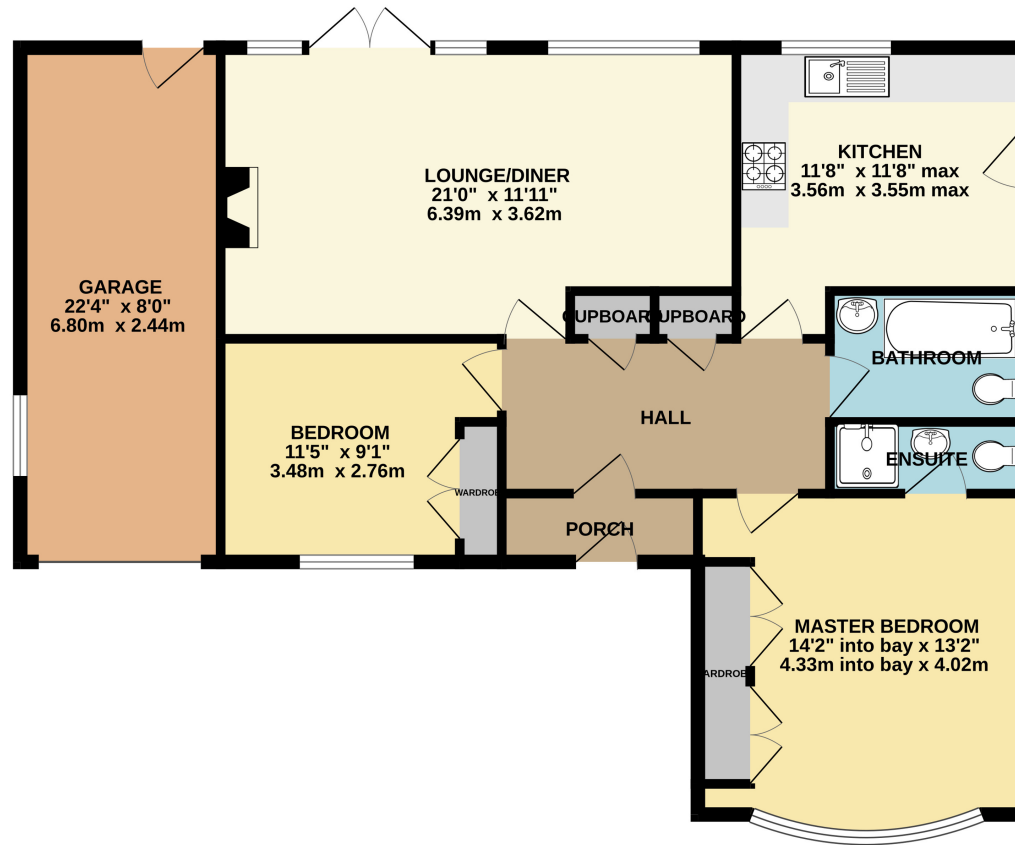
- Detached Bungalow In The Heart Of Cooden
- Two Bathrooms
- No Onward Chain
- Off Road Parking & Garage
- Two Bedrooms With Fitted Wardrobes
- Attractive West Facing Rear Garden
- Newly Installed Boiler & Modern Consumer Unit
- Newly Installed Kitchen

1 Saltdean Way, Bexhill-on-Sea, East Sussex,
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GROUND FLOOR
992 sq.ft. (92.2 sq.m.) approx.



TOTAL FLOOR AREA: 992 sq.ft. (92.2 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.



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

Exterior

There is off-road parking at the front of the property on the block-paved driveway and access into the garage via an up & over door. There is an area of lawn and gated side access to the rear garden. The rear garden is predominantly laid to lawn with a large patio ideal for alfresco dining. There is a door into the garage where you will find power & light and mature trees, shrubs and plantings throughout the garden.

Location

West Bexhill's 'Cooden' location is one of the most sought-after in the area. In the nearby village of Little Common, you will find a range of independently owned shops, together with a Tesco Express, a Doctor's Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. Just 0.7 miles away is Cooden Beach Train Station, along with the Cooden Beach Golf Club and the beach at Cooden Beach. Bexhill town centre is just 1.8 miles away with the iconic seafront promenades, mainline railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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