




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£580,000  4 Bedroom  2 Bathroom  3 Reception
Grazebrook Close, Bexhill-on-Sea TN39 4TB



AT A GLANCE...

Bexhill Estates are delighted to bring to the market this large detached chalet style house. This property occupies a corner plot in a highly desirable location in Cooden, West Bexhill and offers an abundance of further potential with accommodation comprising: An enclosed entrance porch opening into the inner hallway. From the hallway, you'll find a spacious dual-aspect lounge with an open fireplace and access to the sunroom. From the lounge, sliding doorways lead into the dining room, which features a bay window with views of the back garden. The fitted kitchen comprises a range of wall units and base units with laminated work surfaces. There is an integrated oven and gas hob with space for further appliances. From the kitchen, there is access to the pantry area with space and plumbing for utility appliances and a door leading out to the rear garden. Furthermore, the ground floor provides a newly fitted cloakroom and a master bedroom with a newly fitted shower room. On the first floor, you will find a good-sized double bedroom with built-in wardrobes and distant views across to the South Downs. In addition to the newly fitted bathroom suite, there are two further bedrooms, one of which has distant sea views across Beachy Head, and there is also a large walk-in storage closet. In addition the property benefits from a fully insulated loft space, double glazing and gas central heating. With no onward chain, your earliest viewing is viewing comes highly recommended!



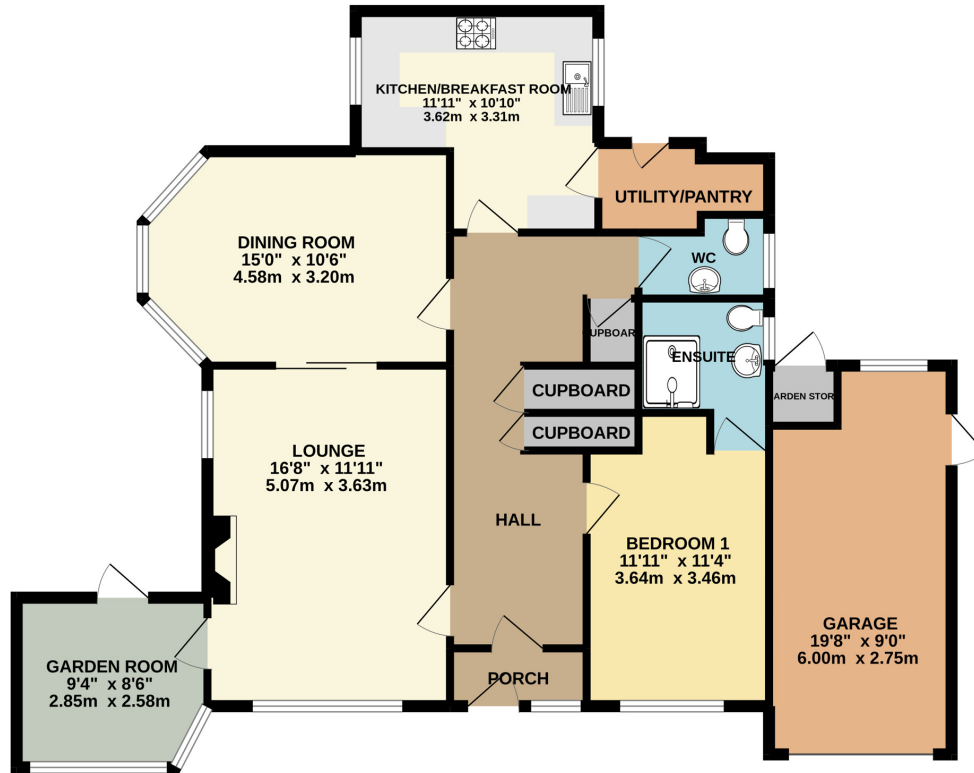
Key Features:

- Detached House
- Three Reception Rooms
- Off Road Parking & Garage
- No Onward Chain
- Four Bedrooms
- Three Bathrooms
- West Facing Gardens
- Highly Desirable Cooden Location

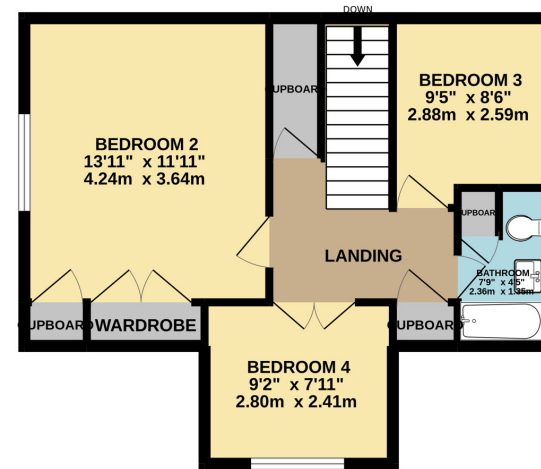
6 Grazebrook Close, Bexhill-on-Sea, East Sussex, TN39 4TB

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GROUND FLOOR
1093 sq.ft. (101.5 sq.m.) approx.



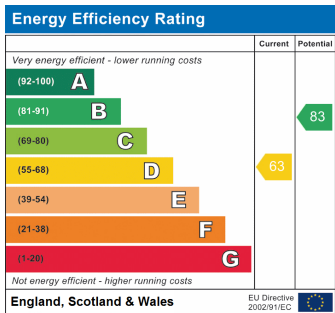
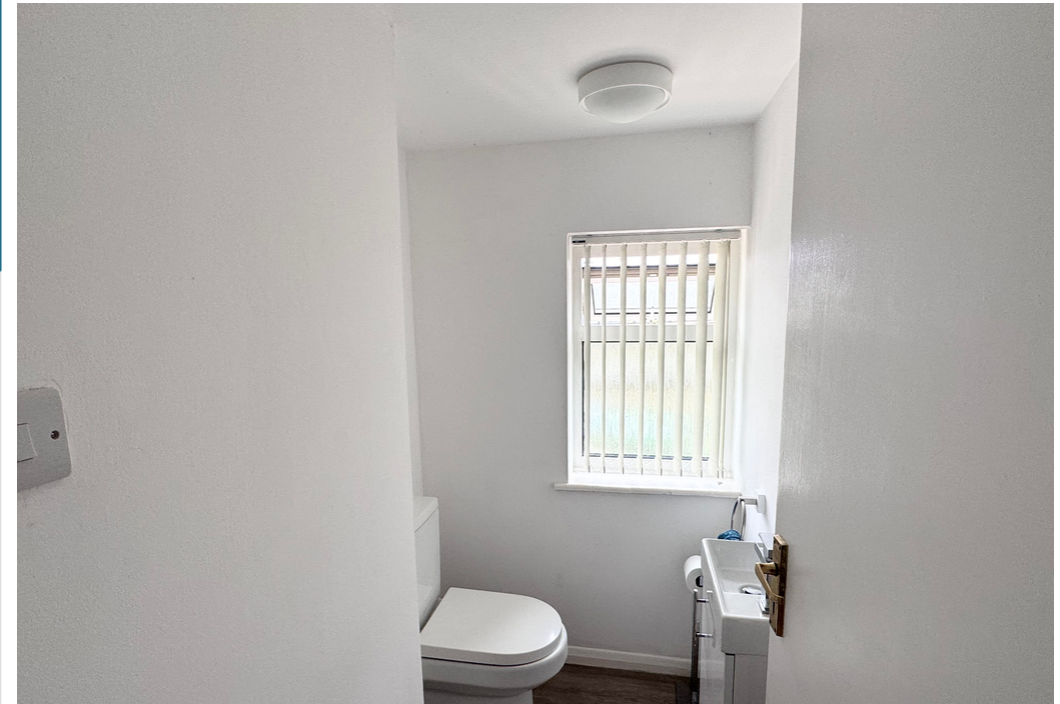
1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 1557 sq.ft. (144.7 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 front of the property has off-road parking for up to three vehicles and access to the garage via an up & over door where you will find the boiler, power & light. The rear garden is predominantly laid to lawn with mature trees providing a large degree of privacy. There is a west-facing raised patio area ideal for alfresco dining and there is a garden store.

LOCATION -

This property is located at Cooden, West Bexhill, in a very desirable area. Close by you will find the village of Little Common offering a range of 'day-to-day' shops including a Tesco Express and some highly regarded independently owned shops, as well as a Dentist, Doctors surgery and bus routes. The closest train station is Cooden Beach just 0.5 miles from the property. It offers regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria.

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