



5 Kewhurst Avenue, Bexhill-on-Sea,  
East Sussex TN39 3BJ





## PROPERTY DESCRIPTION

An impressive and spacious four bedroom detached chalet style property ideally situated in this most sought after location which is within walking distance of both Little Common Village with its array of amenities and doctors surgery & Cooden Beach with a mainline railway station and golf club. The property offers versatile accommodation across two floors. The ground floor accommodation comprises; entrance porch, entrance hall, lounge with double doors into the separate dining room, modern kitchen with central island, two bedrooms and a modern shower room. On the first floor there is a bright landing, two further bedrooms with the master benefitting from a sea view and modern family bathroom. Outside there is a large driveway with off road parking for several cars, garage with internal and rear access and well maintained rear garden. EPC - D.

## FEATURES

- Impressive Four Bedroom Detached Chalet Style Property
- Spacious Lounge With Double Doors Leading To A Separate Dining Room
- Modern Ground Floor Shower Room & First Floor Bathroom
- Two Ground Floor Bedrooms
- Large Sun Room
- Master Bedroom With Sea Views
- Driveway With Off Road Parking For Several Vehicles
- Sought After Location Ideally Situated Within Easy Walking Distance Of Both Cooden & Little Common
- Garage With Internal Access And Electric Roller Door
- Council Tax Band - F





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via UPVC front door with double glazed patterned inserts, double glazed patterned windows to the front and side.

### Entrance Hall

Ceiling coving, stairs rising to the first floor, cloaks cupboard, radiator, under-stairs cupboard.

### Lounge

15' 10" x 14' 4" (4.83m x 4.37m) Double glazed window to the front, ceiling coving, telephone point, television point, feature gas fire, double doors to the dining room.

### Dining Room

12' 5" x 10' 11" (3.78m x 3.33m) Double glazed window to the side and sliding doors to the rear with the latter leading to the sun room, ceiling coving, radiator, archway to the kitchen.

### Kitchen

12' 5" x 11' 8" (3.78m x 3.56m) Double glazed window to the rear, spotlights, ceiling coving, radiator, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in appliances including; double eye level oven and grill, fridge/freezer, drinks fridge and slimline dishwasher, central island unit.

### Sun Room

22' 7" x 9' 3" (6.88m x 2.82m) Double glazed windows to the sides and rear, double doors to the rear leading to the garden, two velux windows, radiator, working surface area with base cupboards below.

### Bedroom Three

12' 5" x 9' 11" (3.78m x 3.02m) Double glazed window to the rear overlooking the garden, ceiling coving, radiator, a range of built-in bedroom furniture.

### Bedroom Four (Currently used as a study)

9' 3" x 8' 7" (2.82m x 2.62m) Double glazed window to the front, spotlights, built-in cupboard, radiator, door to the garage.

### Shower Room

9' 10" x 5' 9" (3.00m x 1.75m) Double glazed patterned window to the side, a modern three piece suite comprising; low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, large walk-in shower cubicle, working surface area with cupboards below, chrome heated towel rail.

### First Floor Landing

Large double glazed window to the front, access to loft space via hatch.

### Bedroom One

17' 4" x 16' 1" (5.28m x 4.90m) A bright and very spacious dual aspect room with double glazed windows to the front and side with the latter benefitting from a sea view, access to eaves cupboard, further built-in cupboard, radiator.

### Bedroom Two

14' 5" max x 9' 11" (4.39m max x 3.02m) Double glazed window to the rear, access to eaves cupboard, radiator.

### Bathroom

8' 9" x 6' 6" (2.67m x 1.98m) Double glazed patterned window to the rear, a modern three piece suite comprising; wall mounted wash hand basin with mixer tap, low level WC with concealed cistern, panelled bath with mixer tap and electric shower over, chrome heated towel rail.

### Garage

16' 1" x 9' 0" (4.90m x 2.74m) Accessed via electric roller door, power, lighting, doors leading to the garden and bedroom four.

### Outside

The front of the property is approached via a large block paved driveway providing off road parking for several vehicles, various mature shrubs, gated side access.

The rear garden has a block paved patio area ideal for table and chairs, larger timber framed shed, door to the garage, water tap, timber framed summer house, gated side access, greenhouse, space for bins, the remainder of the garden is mainly laid to lawn and enclosed with mature shrubs and bushes which offer a good degree of seclusion.

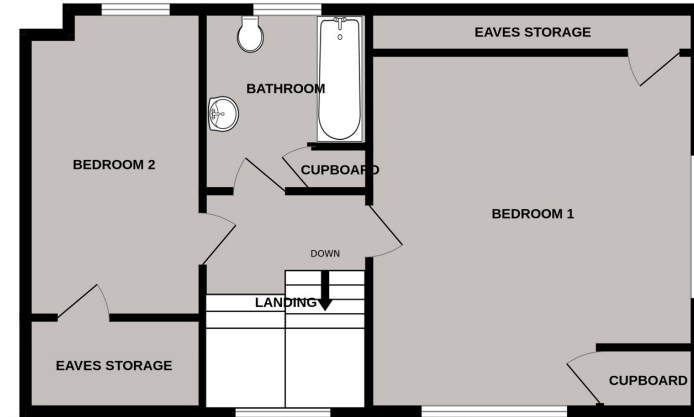


# FLOORPLAN

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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

