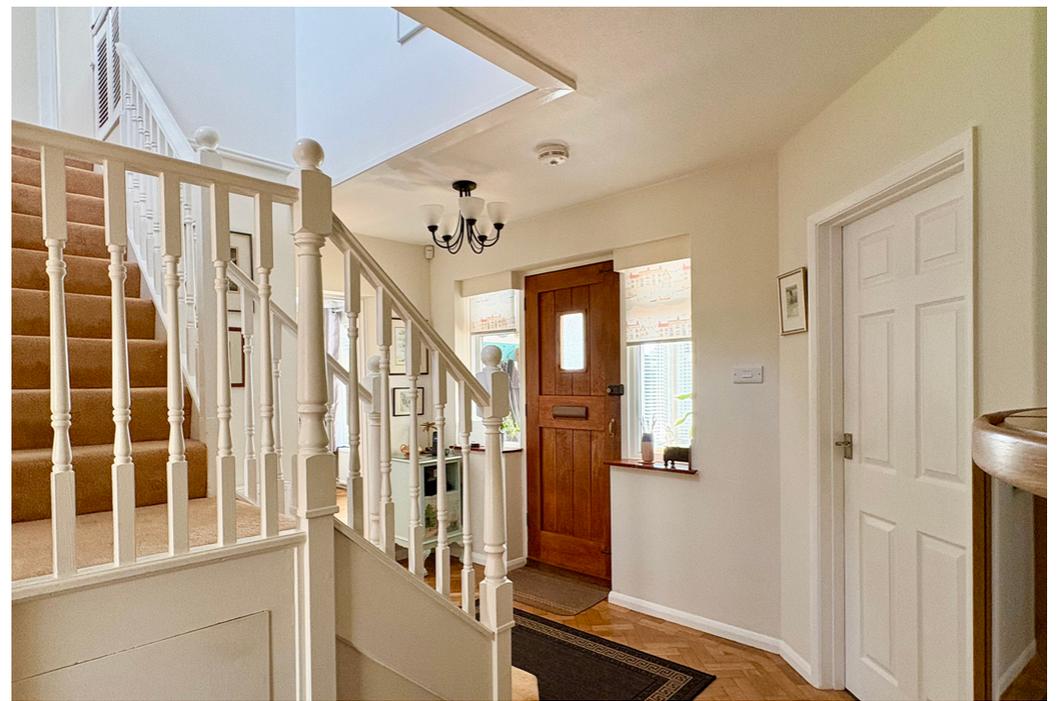





BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Westgates, Maple Walk, Bexhill-on-Sea, East Sussex
£740,000 TN39 4SR
 3 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

'Westgates' is an extremely impressive three double bedroom chalet bungalow, positioned in one of Bexhill's finest locations. Situated in the heart of Cooden, being just a short walk to both Cooden Beach and the village of Little Common, 'Westgates' has been greatly improved by the current owners and they have created a beautiful home which retains character but also offers both versatility and tranquility.

The generous accommodation comprises substantial entrance porch leading into entrance hall, triple aspect sitting room with herringbone solid wood floor, feature fireplace, built-in shelving units and picture window overlooking the rear garden, superb kitchen/family room with engineered solid wood floor boasting fully fitted kitchen with excellent range of wall mounted and under worksurface cupboards, space and plumbing for American style fridge freezer, washing machine and dishwasher, built-in Neff double oven and induction hob, additional breakfast bar area with space for seating, spacious dining area and additional sitting area and French doors leading directly into the beautiful rear garden. In addition there can be found a spacious ground floor bedroom with excellent range of built in wardrobes and contemporary en-suite shower room/w/c with walk-in low profile shower tray and Aqualisa electric shower. There is a further separate w/c with cupboard housing Worcester combi-boiler.

From the hallway stairs rise to light and bright landing with Velux window, built-in storage cupboard and additional access to eves storage. Bedroom two has attractive views out to the West and glimpses of Beachy head in the distance, and bedroom three has pleasant views to the East and additional access to eves storage.

Additional benefits include herringbone solid wood flooring to the ground floor, double glazing throughout, ample storage and gas central heating. An early inspection is advised to avoid disappointment.

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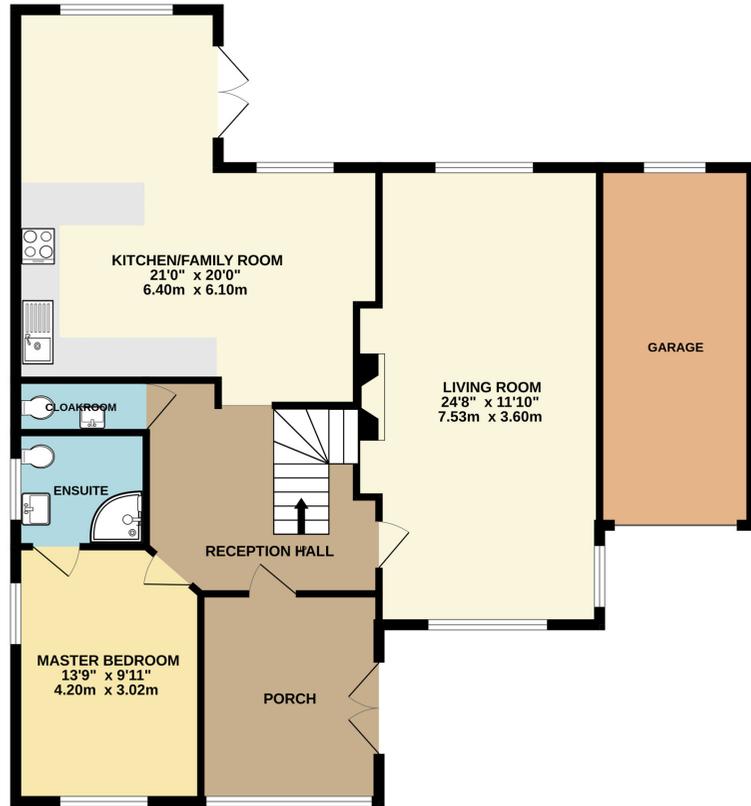
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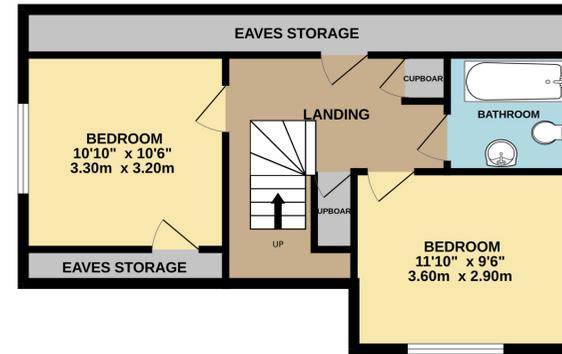
Key Features:

- Superb Chalet Bungalow
- Three Double Bedrooms
- Superb Kitchen/Family Room
- Garage
- Early Inspection Advised
- Highly Sought After Cooden Location
- Two Bathrooms
- Generous Off Road Parking
- Landscaped Grounds

GROUND FLOOR
1201 sq.ft. (111.6 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

EXTERIOR

To the front there is substantial off-road parking for numerous vehicles and front garden with lawned area and attractive range of shrubs and planting, offering the perfect backdrop to this charming property.

The rear garden has been landscaped and tiered to offer a space of calm and tranquility, with a vast range of mature trees, shrubs and planting. There is also a large sandstone patio, additional seating areas and light and power.

LOCATION

The property is situated in a highly sought-after location, in Cooden. Cooden Beach Golf Club and the train station with direct links to London are both a short distance away approximately 1/2 mile, together with bus routes into Bexhill town centre. Little Common is also just a short walk, where you will find a range of independently owned shops, Tesco Express, Doctors Surgery, Dentist and Little Common Primary School, currently rated as 'outstanding' by OFSTED. Bexhill town centre is just under 2 miles away with seafront promenades, the iconic De La Warr Pavillion, well-regarded restaurants, and the Mainline Railway station.

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