



5 Ravens Close, Bexhill-on-Sea, East Sussex, TN39 4TG

Substantial Detached Bungalow & Plot In A Prestigious Location £500,000 - Freehold





Property Cafe are delighted to present to the market this substantial two bedroom detached bungalow for sale position in an incredibly sought after Cooden location, benefiting from planning permission for a single story ground floor extension and loft conversion with dormer window. Accommodation & benefits include; A light & airy entrance hall giving access to; Spacious dual aspect lounge/diner; Fitted kitchen with ample cupboard & worktop space as well as room for freestanding white goods; Two large double bedrooms; Family shower room comprising of double walk-in shower, wash basin & WC; An additional loft room previously used as an occasional bedroom but has the potential to be made a more permanent room. Externally this property boasts a fantastic position within a very sought after cul-de-sac; single garage; off-road parking and substantial rear gardens which are incredibly peaceful and private. This property is offered for sale with excellent scope to improve, benefits from a recently fitted new central heating system and with no onward chain, we recommend you view at your earliest convenience.

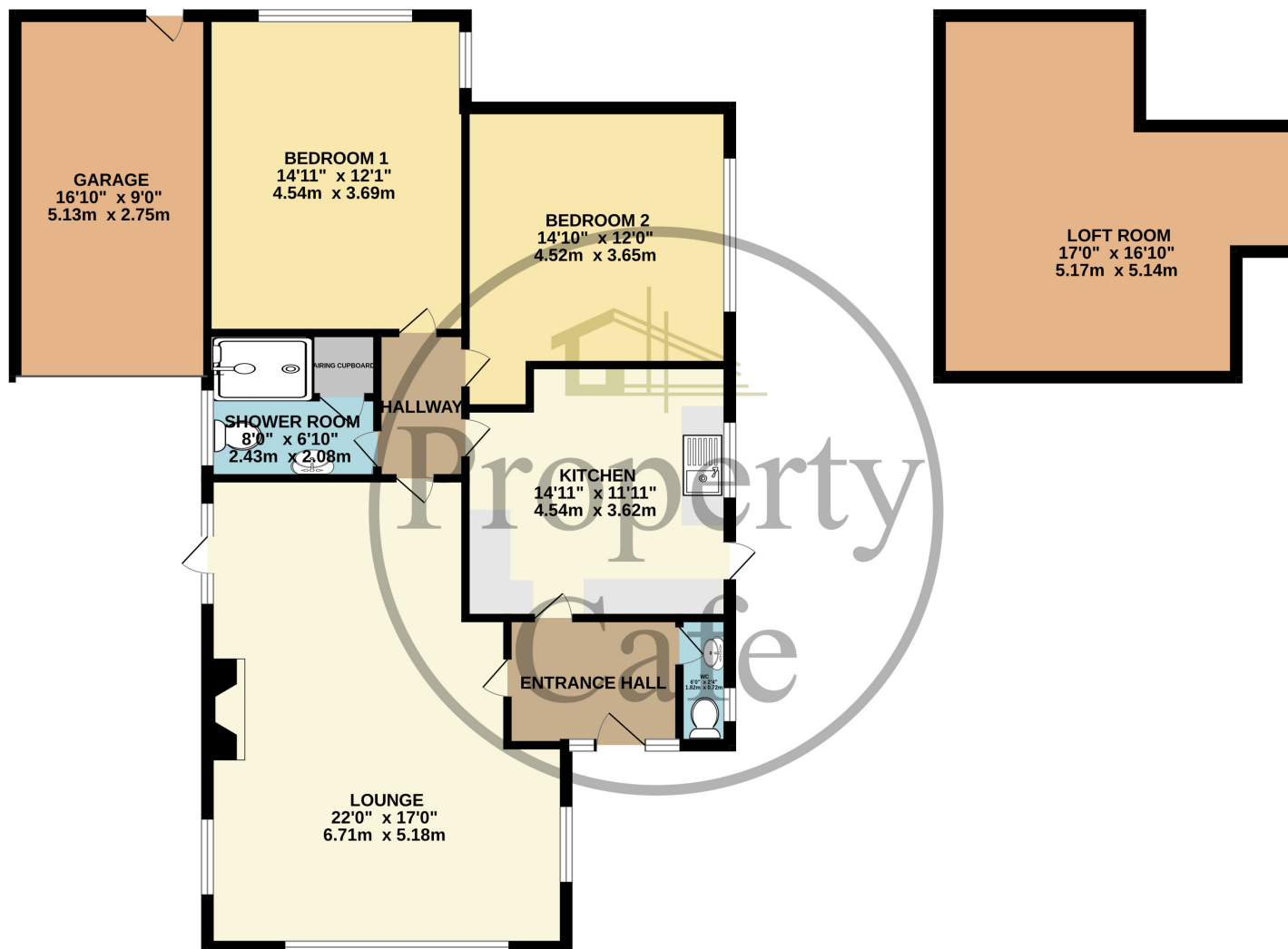
The property is situated within the popular and sought after Cooden area of Bexhill; Walking distance to Cooden train station, golf course, Cooden Beach Hotel and Little Common village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

Planning References (RR/2024/1850/P & RR/2024/1835/O)



GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.

1ST FLOOR
230 sq.ft. (21.4 sq.m.) approx.

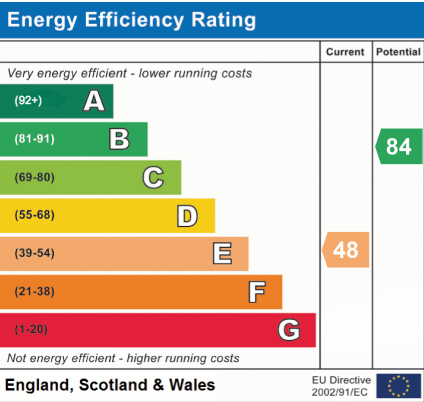


TOTAL FLOOR AREA : 1321 sq.ft. (122.7 sq.m.) approx.

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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Bedrooms: 2
Receptions: 1
Council Tax: Band F
Council Tax: Rate 3686.72
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: E (48)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: Level access.



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





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- Detached Bungalow For Sale
- Planning Permission Granted To Extend & Convert Loft
 - Dual Aspect Lounge/Diner
- Two Spacious Double Bedrooms
 - Additional Loft Room
 - Off-Road Parking
 - Single Garage

- Substantial Rear Garden & Peaceful Outlook
 - Opportunity To Improve & Renovate
 - Sought After Cooden Location
 - New Gas Central Heating System.
 - Sold With No Onward Chain
 - Viewing Highly Recommended