



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£600,000** Ceylon Walk, Bexhill-on-Sea TN39 3UG  
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception







## AT A GLANCE...

A deceptively spacious detached house with a south-facing rear garden and distant sea views in an idyllic Cooden Cul-De-Sac! A well-maintained home that has been in the current ownership for 17 years offers accommodations including; An enclosed entrance porch opening into the reception hall. The dual-aspect lounge features a gas fireplace and double doors into the conservatory with views of the rear garden. There is an opening from the lounge into the separate dining room and further access to the kitchen. The kitchen features a range of matching wall units and base units with integrated appliances including a dishwasher, a 5-ring gas hob and an eye-level double oven. In addition, the ground floor benefits further from a utility room with space & plumbing for appliances and a ground floor cloakroom. On the first floor, the master bedroom has extensive fitted bedroom furniture and an en-suite shower room. There are three double bedrooms with built-in wardrobes and a fitted shower room. Sea views can be enjoyed from the south-facing bedrooms at the rear. Furthermore, the property is double-glazed and gas-centrally heated.



Ceylon Walk, Bexhill-on-Sea, East Sussex,  
TN39 3UG

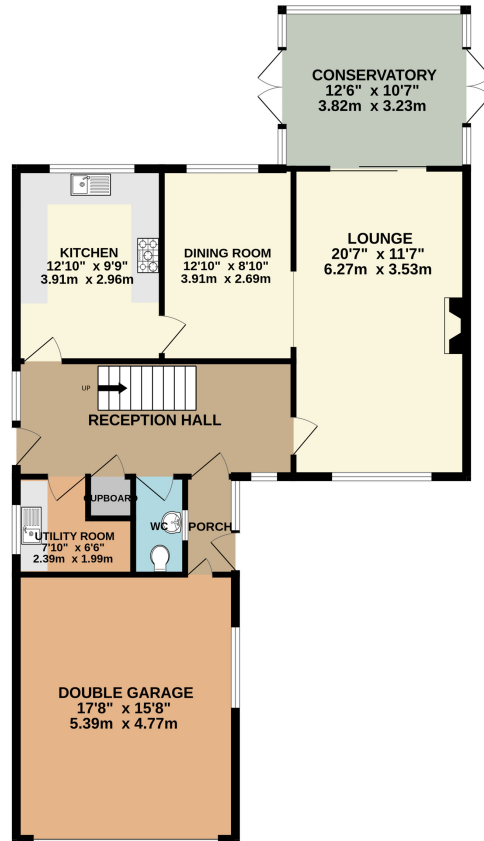
 4 Bedroom  2 Bathroom  2 Reception

### Key Features:

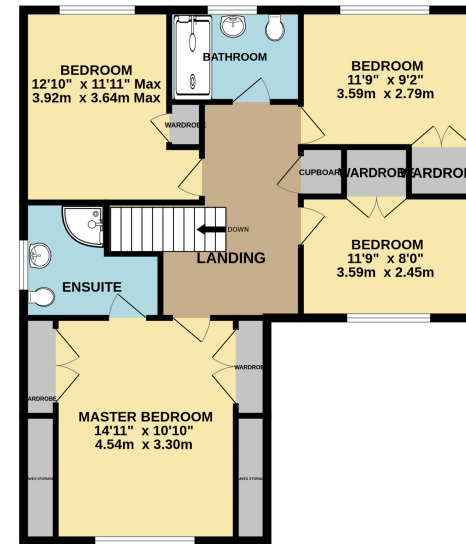
- Spacious Detached House
- Kitchen & Separate Utility Room
- Four Double Bedrooms
- South-Facing Rear Garden
- Sea Views From The First Floor
- Two Reception Rooms & Conservatory
- Double Garage & Off Road Parking
- Two Bathrooms
- Quiet Cooden Cul-De-Sac Location

  
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GROUND FLOOR  
1102 sq.ft. (102.4 sq.m.) approx.



1ST FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 1965 sq.ft. (182.6 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		71	82
EU Directive 2002/91/EC			

### Outside

The front garden is laid to lawn with some well-established plantings. The block-paved driveway offers off-road parking and access is available into the integral double garage via an electric up & over door.

The rear garden is predominantly laid to lawn, with a private feel and south-facing. There is a selection of mature plantings, a garden shed and a raised patio area ideal for alfresco dining.

### Location

The property is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.7 miles away along with Cooden Beach Golf Club and the beach at Cooden. Bexhill Town Centre is just 1.4 miles away with seafront promenades, Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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