



Total area: approx. 207.1 sq. metres (2229.6 sq. feet)
 For illustration purposes only - not to scale



Great Gable, Maple Walk, Bexhill-on-Sea, East Sussex TN39 4SN **£595,000 freehold**

A substantial detached four bedroom family home with accommodation laid out over three floors set in a popular location between Little Common and Cooden enjoying parking, double garage and enclosed rear garden.

- Detached Home
- Double Garage
- 4 Bedrooms
- Enclosed Rear Garden
- Living Room and Dining Room
- Close to Little Common and Cooden
- Conservatory

Description

A spacious detached four bedroom property that requires general modernisation but with the benefit of gas central heating and double glazing. Viewings are essential to appreciate the spacious accommodation that is set out over three floors. There is a large reception hall and double integral garage whilst to the first floor there are two reception rooms, one opening into a conservatory and leading onto the garden and one onto a large raised balcony. The second floor provides three double bedrooms and a separate bathroom. There is also a study which could also be used as a fourth bedroom. Outside there is parking to the front with access to the garage and to the rear an enclosed garden. The property is in need of some general modernisation but offers excellent potential to be tailored to individual requirements and is situated in a desirable residential location between Little Common and Cooden.

Directions

From the centre of Little Common, proceed south at the roundabout and take the first right into Meads Road. Continue into Maple Walk where the property will be seen on the left hand side.

W3W:///balconies.length.pinches

THE ACCOMMODATION

With approximate room dimensions is approached via

RECEPTION HALL

27' 0" x 10' 3" (8.23m x 3.12m) Tiled floor throughout and stairs rising to first floor landing with under stairs cupboard.



BATHROOM

7' 1" x 5' 1" (2.16m x 1.55m) With eye level window to side, fully tiled with a panelled bath, corner shower and concealed cistern wc, heated towel rail.

UTILITY ROOM

8' 4" x 7' 2" (2.54m x 2.18m) Range of fitted units with space and plumbing for appliances.

FIRST FLOOR LANDING

Stairs rising to second floor.

KITCHEN

13' 5" x 8' 8" (4.09m x 2.64m) With window and glazed door to rear garden, there is a comprehensive range of base and wall mounted units providing cupboards and drawers with integrated fridge and dishwasher and a fitted oven. The kitchen provides a large area of working surface with four ring hob with extractor hood above and a one and a half bowl sink with mixer tap and drainer.

DINING ROOM

13' 11" x 8' 8" (4.24m x 2.64m) door to living room and

CONSERVATORY

13' 7" x 7' 5" (4.14m x 2.26m) Which looks out onto the garden.



LIVING ROOM

16' 10" x 16' 6" (5.13m x 5.03m) With oak flooring throughout, wide window and glazed doors sliding out onto the railing enclosed balcony.

BALCONY

17' 4" x 5' 10" (5.28m x 1.78m) max,

STUDY/BEDROOM 4

10' 6" x 9' 3" (3.20m x 2.82m) With window to front.

SECOND FLOOR LANDING

With airing cupboard and loft access.

BATHROOM

8' 7" x 7' 7" (2.62m x 2.31m) With window to rear, tiled walls, vanity sink unit with concealed cistern wc, panelled bath with shower over and heated towel rail.

BEDROOM

13' 2" x 12' 1" (4.01m x 3.68m) With window to rear, double wardrobe.



BEDROOM

15' 0" x 14' 0" (4.57m x 4.27m) Window to front, double wardrobe.

BEDROOM

9' 10" x 7' 7" (3.00m x 2.31m) With window to front.

OUTSIDE

The property is approached over a paved driveway that provides parking and gives access to the garage. To one side access is given to the side a path leads to the rear of the property. To the rear the garden is predominantly hedge enclosed with an area of lawn and planted borders, steps lead up to an additional section of ground where there is a paved patio and timber shed.



GARAGE

20' 5" x 16' 9" (6.22m x 5.11m) Up-and-over door, cupboard housing electrics, separate wall mounted gas fired boiler, large recess measuring 8' 10" x 7' 1" (2.69m x 2.16m).

COUNCIL TAX

Rother District Council
Band F - £3,166.38 (2022/23)

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.