







BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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Eastwood Lodge, Maple Avenue, Bexhill-on-Sea,
East Sussex TN39 4ST
£850,000  4 Bedroom  3 Bathroom  3 Reception



AT A GLANCE...

In one of Cooden's most prestigious neighbourhoods, this substantial chalet bungalow is situated on a generously sized plot. The property also comes with the benefit of planning permission to convert the detached triple tandem garage into a self-contained annexe (ref RR/2024/229/P). In addition to the property's versatile accommodation, it features abundant character & charm with the following features; The reception hall leads into the living room, which features a large bay window, an open fireplace, and bespoke double doors that open into the dining room. The fitted kitchen features matching wall and base units with an integrated under counter fridge & freezer and space for additional appliances. A useful pantry is located in the kitchen, as well as access to the rear garden and space for a breakfast table and chairs. Also on the ground floor is a separate utility room, a double bedroom, a modern fitted shower room, and a generously sized master bedroom with fitted wardrobes and a modern fitted bathroom. On the first floor of the property you will find two good-sized double bedrooms, a bathroom suite and a large walk-in eaves storage space. Furthermore, the property benefits from gas central heating, double glazing and stunning landscaped gardens.

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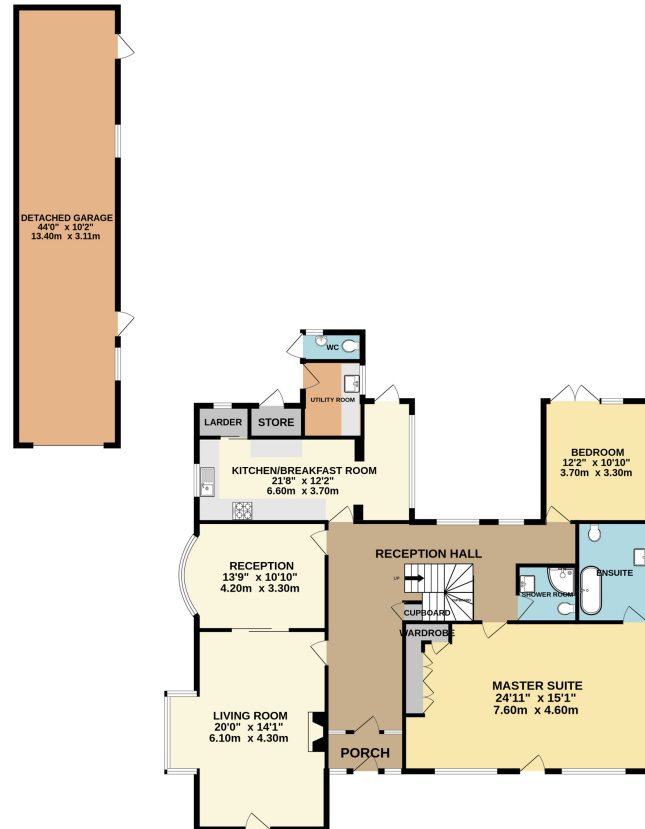


Key Features:

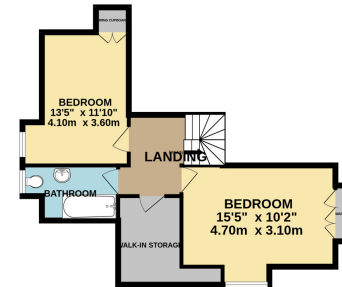
- Substantial Detached Chalet Bungalow
- Planning Permission For Detached Annexe
- Off Road Parking For Multiple Vehicles
- Four Large Double Bedrooms
- Three Reception Rooms
- Highly Desirable Cooden Location
- Extensive Landscaped Gardens
- Triple Tandem Garage
- Three Bathrooms
- Utility Room


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GROUND FLOOR
2119 sq.ft. (196.8 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 2607 sq.ft. (242.2 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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| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | 48 | 70 |
| EU Directive 2002/91/EC | | |

Exterior

There are stunning landscaped gardens at both the front and rear of the property. Several vehicles can be parked off the road on the driveway, with the garage accessible by remote control. There are numerous well-established trees, shrubs, and plants throughout the garden, as well as a pond and greenhouse. Power and light are available in the garage, which measures over 44 feet in length and 10 feet wide. The owners have obtained planning permission to convert the garage into a self-contained annexe, Rother council reference number RR/2024/220/P.

Location

The property is situated in a highly sought-after location in Cooden. Cooden Beach and the train station are both a short distance away, together with bus routes into Bexhill town centre. Little Common is 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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