



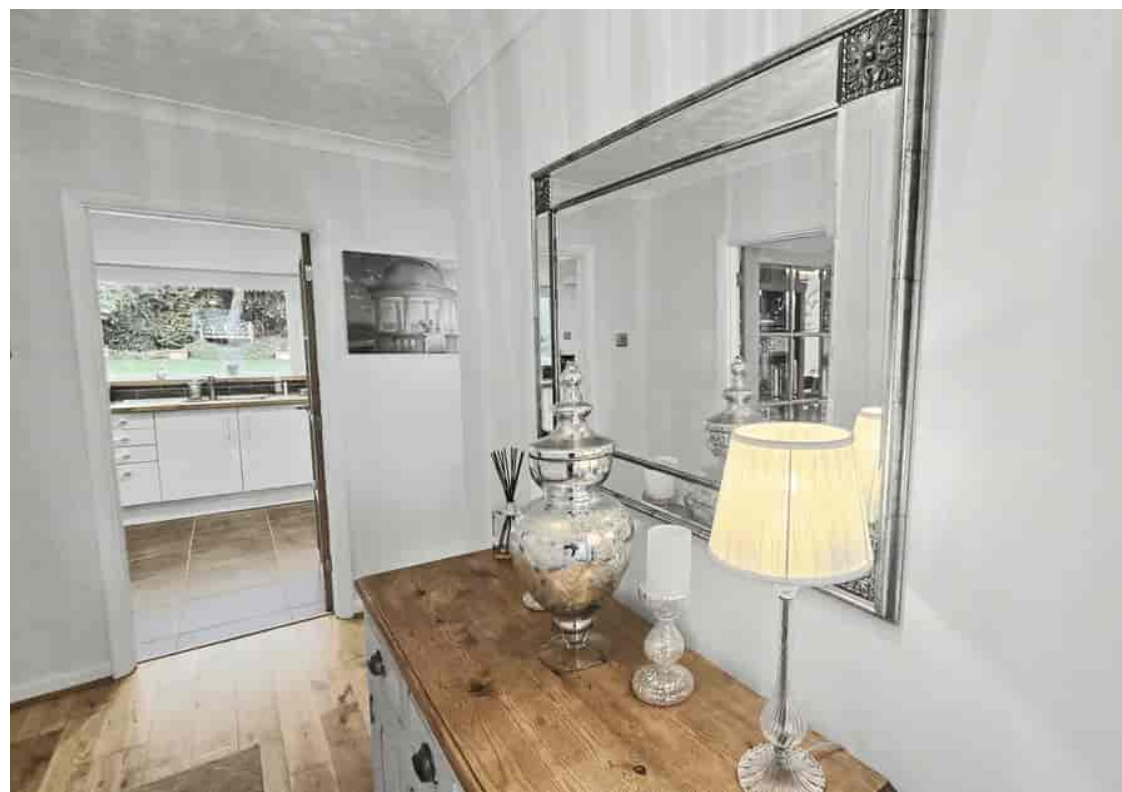
 Property Cafe



42 Cowdray Park Road, Bexhill-on-Sea, East Sussex, TN39 4ND

Immaculate Three Bedroom Chalet Style Home In Sought After Little Common Location £489,950 - Freehold



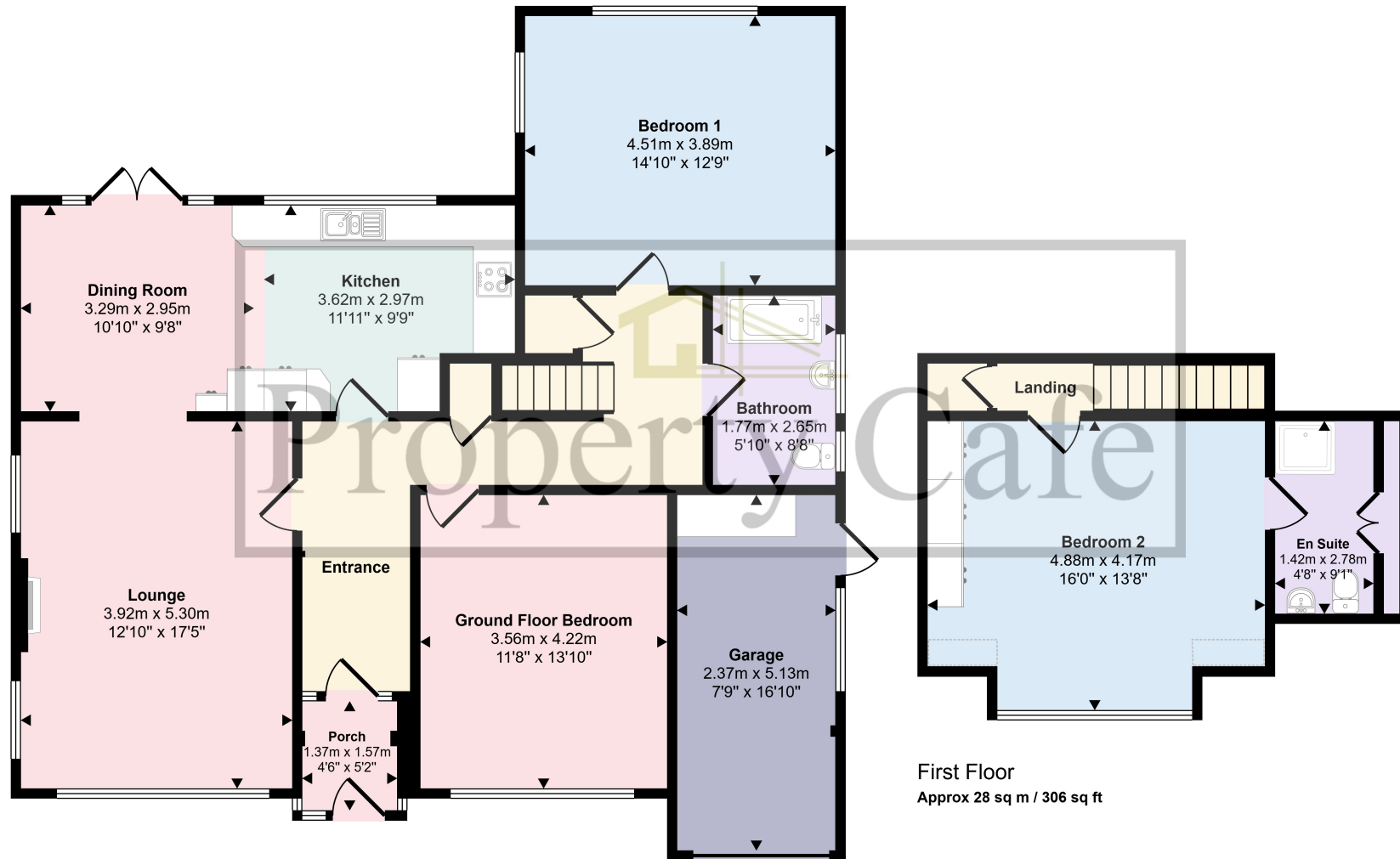




Property Café is delighted to offer for sale this beautifully presented & fully refurbished Three Bedroom Detached Chalet Style Bungalow with accommodation and benefits that include: An enclosed & secure double glazed entrance porch with inner double glazed door leading into an immaculate inner entrance hall with engineered oak flooring and neutral décor leading to: A spacious dual aspect South/West facing lounge with central dual fuel log burner, a beautifully presented open plan kitchen-diner finished in high gloss cream with complimenting solid wood work surfaces with built in appliances to include a double oven-grill, hob, extractor and built in fridge freezer. As the floor plan will illustrate the property offers spacious & versatile accommodation throughout with two spacious ground floor double bedrooms and a bespoke & fully tiled ground floor bathroom. On the first floor there is a spacious guest bedroom with a modern ensuite shower room. There is also access to a large walk in loft offering excellent potential & scope. To the front you will find a landscaped area of garden with central lawn and block paved drive, single garage with up & over door. To the rear you will find a pleasant landscaped garden with an Indian stone patio area, central lawn, well stocked flower borders, timber built tool shed & a mature bank of evergreen shrubs providing privacy. For additional details or to arrange to view please contact our Bexhill team on 01424 224488.



Approx Gross Internal Area  
142 sq m / 1529 sq ft



Ground Floor  
Approx 114 sq m / 1223 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Bedrooms: 3  
Receptions: 2  
Council Tax: Band E  
Council Tax: Rate 3119.52  
Parking Types: Driveway. Garage.  
Heating Sources: Double Glazing. Gas Central.  
Electricity Supply: Mains Supply.  
EPC Rating: E (53)  
Water Supply: Mains Supply.  
Sewerage: Mains Supply.  
Broadband Connection Types: FTTC.  
Accessibility Types: Lateral living.

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	53	74
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	67
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		
EU Directive 2002/91/EC		



As the above photo will illustrate the property offers a spacious kitchen-diner with an open plan dining area offering ample space for a good size table with patio doors leading out to the rear garden. The kitchen itself is finished in a contemporary high gloss cream with solid wood work surfaces, built in appliances to include Fridge-Freezer, built in double oven & grill and hob & extractor.





**The Property Cafe** We hereby declare a personal interest connected to this property as defined under Section 21 of the Estate Agents Act 1979. The interest is as follows: The sellers of this property are related to a member of The Property Cafe Team working within the Bexhill On Sea Office. This declaration of a potential interest is being made prior to any negotiations to ensure full transparency and compliance with legal requirements.

The property is situated within walking distance to Little Common Village which is fortunate to have a good selection of shops and amenities serving the local residents. Within the village itself you will discover all the shops you need on a daily basis, most are independently owned and have been in existence for many years along with a Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There are daily bus services to Eastbourne and Hastings and Cooden mainline railway station is a short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- A Beautifully Presented Chalet Bungalow
  - Three Spacious Double Bedrooms
  - South Facing Lounge With Log Burner
  - Spacious Open Plan Kitchen Diner
  - Two Spacious Ground Floor Bedrooms
  - Bespoke Ground Floor Bathroom
  - 1st Floor Guest Bedroom (With En-Suite)
  - Immaculate Decor Throughout.

- Spacious Walk In Loft Room
- Secure Porch & Immaculate Inner Hall
- Central Heating & D.Glazed Throughout
  - Block Paved Drive & 18ft Garage
- Rear Garden With Indian Stone Patio
- Lovely Neutral Decor Throughout
  - Highly Sought After Location
- Call Our Bexhill Office On 01424 224488..