




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£539,950 30 Shipley Lane, Bexhill-on-Sea TN39 3SR
4 Bedroom 2 Bathroom 3 Reception



AT A GLANCE...

This versatile detached house with a self-contained annexe is available for sale through Bexhill Estates. In a highly desirable setting in Cooden, West Bexhill, this house offers accommodation in brief comprising a dual aspect lounge with an inset log burner and a conservatory. With a vaulted ceiling and doors opening to the rear garden, the conservatory is a lovely addition to this property. There is a fitted kitchen with a range of matching wall and base units and space for appliances. In addition, the ground floor has a cloakroom and a study. You will find a large dual-aspect double bedroom, two further bedrooms, and a bathroom on the first floor. In addition to the main house, there is a self-contained annexe on the ground floor. As part of the annexe, you will find a kitchen, a shower room, and a large double-aspect open-plan living room/bedroom with double doors to the garden. Furthermore, the property benefits from gas central heating, double glazing, gardens to the front & rear, off-road parking and a garage.



Key Features:

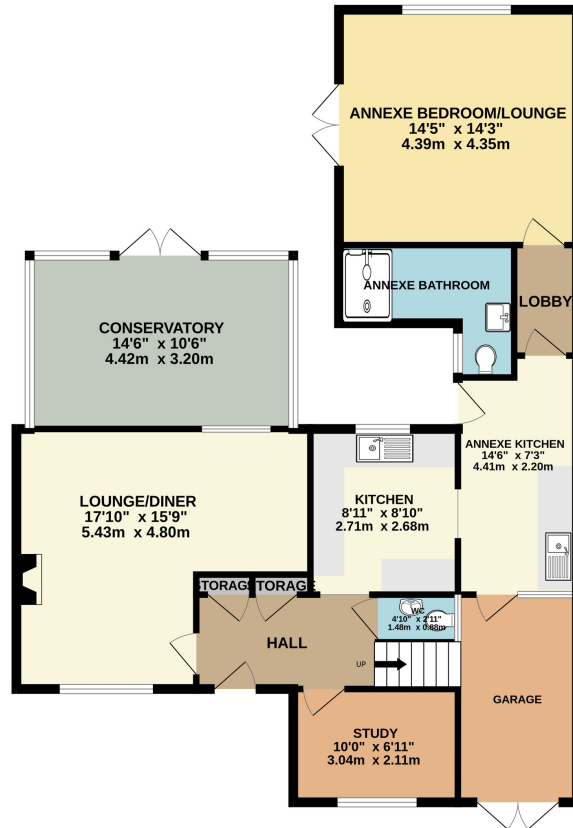
- Detached House With Self Contained Annexe
- Two Bathrooms
- Sought After Cooden Location
- Well Established Garden With Log Cabin
- No onward chain
- Four Bedrooms
- Three Reception Rooms
- Off-Road Parking & Garage
- Double Glazing & Gas Central Heating

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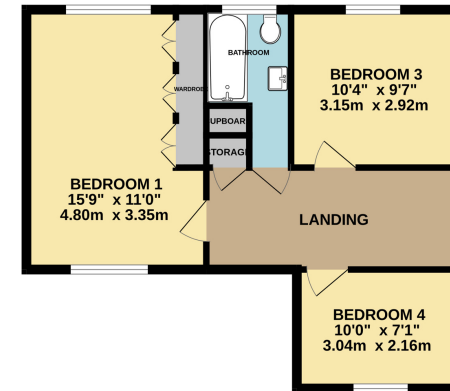
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GROUND FLOOR
1136 sq.ft. (105.6 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1623 sq.ft. (150.8 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+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

OUTSIDE -

To the front of the property you will find a gravel driveway providing off-road parking for approximately 3 vehicles. There is some mature trees and shrubs and access is available into the garage via double doors. A variety of lovely wildlife-friendly plantings and trees have been established in the rear garden. Throughout the rear garden, you will find large well-tended fish ponds with water features and seating areas. There is also a log cabin benefitting from both power & light. *The owners are happy to remove the ponds and replace them with bark or shingle if required*

LOCATION -

The property is situated in the highly sought-after 'Cooden' location in West Bexhill, close to Gillham Wood. 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 0.6 miles away along with Cooden Beach Golf Club and the beach at Cooden it. Bexhill Town centre is just 1.9 miles away with

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