

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





## PROPERTY DESCRIPTION

A bright and spacious three bedroom detached chalet style property situated in this sought after area within a short walk of the local shop whilst Little Common Village with its array of shops, cafe's, primary school and doctors surgery is only just over half a mile away. The accommodation comprises, entrance hall, triple aspect lounge/dining room, fitted kitchen, two ground floor bedrooms, a modern ground floor shower room, large first floor master bedroom with shower cubicle and WC. Outside there is a large block paved driveway which leads to the garage and a well maintained rear garden. CHAIN FREE. EPC - D.



## FEATURES

- Three Bedroom Detached Chalet
- Close Proximity to Little Common
- No Onward Chain
- Sought After Little Common Location
- Off Road Parking and Garage
- 'Larkin' Build
- Bright and Spacious Accomodation
- Two Ground Floor Bedrooms
- 136 Square Meters
- Council Tax Band - E





## ROOM DESCRIPTIONS

### Entrance Porch

Accessed via double glazed front door and side screen.

### Entrance Hall

Radiator, telephone point, central heating thermostat, courtesy door to the garage, built in airing cupboard with hot water tank.

### Lounge/Dining Room

27' 8" x 13' 0" narrowing to 11' (8.43m x 3.96m) A triple aspect room, the sitting area with double glazed window with a southerly aspect, radiators, TV point, further double glazed high-level window, feature fireplace, dining area with double glazed window overlooking the garden, radiator, high-level double glazed window, door to kitchen.

### Kitchen

13' 5" x 10' 8" (4.09m x 3.25m) Double glazed window and door overlooking the rear garden, one and half bowl stainless steel sink unit with mixer tap and cupboard under, plumbing for washing machine, range of working surfaces with cupboards and drawers below, built-in four ring gas hob with electric oven below and extractor hood over, range of matching wall mounted cupboards, wall mounted concealed boiler, part tiled walls.

### Bedroom One

14' 0" x 12' 0" (4.27m x 3.66m) Double glazed window with a southerly aspect overlooking the front garden, radiator, television, point.

### Bedroom Two

14' 2" x 14' 0" (4.32m x 4.27m) A dual aspect room with double glazed windows overlooking the rear gardens, radiator, range of fitted bedroom furniture including wardrobes and storage units.

### Ground Floor Shower Room

With large walk-in shower cubicle with independent electric shower and glass screen, radiator, bidet, low-level WC, wash hand basin with mixer tap and cupboard under, part tiled walls and double glazed windows.

### First Floor Landing

Stairs rising from the ground floor, access to walk in loft with a Velux window.

### Bedroom Three

16' 6" x 14' 5" (5.03m x 4.39m) Double glazed window having a southerly aspect with distant views over Bexhill rooftops, radiator, television point.

### Shower

Double walk in shower cubicle with electric shower and glass screen, separate WC, with double glazed window, low-level WC, wash hand basin with mixer tap and cupboard under.

### Garage

18' 8" x 8' 0" (5.69m x 2.44m) Accessed via electric up and over door, power and lighting, door to the rear.

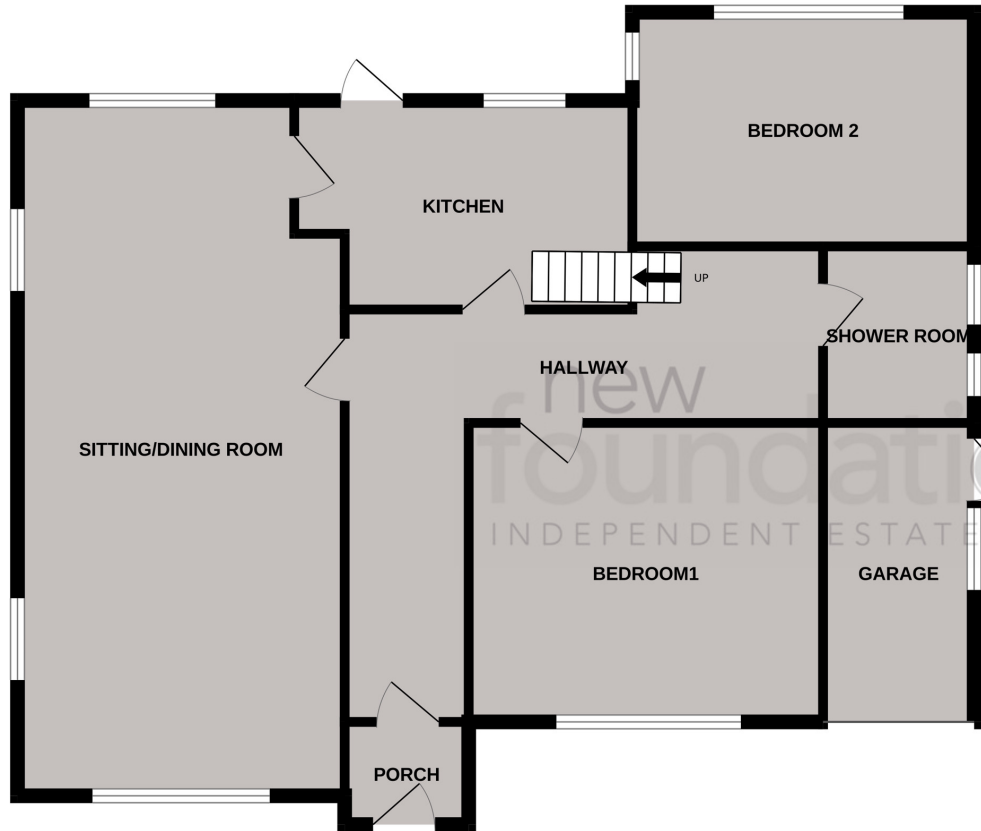
### Outside

To the front of the property the gardens are laid to paving and block paved driveway with brick flower and shrub borders.

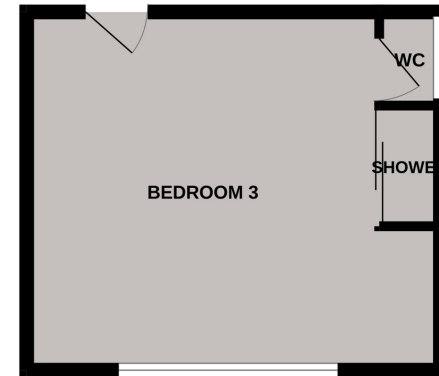
The rear garden has a large patio area outside tap, the gardens are laid to lawn with flower and shrub borders, screened by fencing with side access.

# FLOORPLAN

GROUND FLOOR



1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

