



88 Cowdray Park Road, Bexhill-on-
Sea, East Sussex TN39 4EZ



PROPERTY DESCRIPTION

A versatile and spacious four/five bedroom, two reception detached residence ideally situated at the end of this sought after road which is within easy reach of local shops whilst Little Common Village is only a short distance away.

The split level accommodation comprises; entrance porch, entrance hall leading to the dual aspect lounge and study/bedroom five, steps down to the kitchen/breakfast room, dining room, cloakroom/WC, utility room and double garage. From the entrance hall there are steps up to landing area which leads to the remaining four bedroom with the master having an en-suite bathroom and dressing room. Outside there is ample off road parking and a south easterly aspect rear garden. TO BE SOLD CHAIN FREE. EPC - D

FEATURES

- Four/Five Bedroom Detached Property
- Two Reception Rooms
- Kitchen/Breakfast Room
- Utility Room
- Master Bedroom With En-Suite and Dressing Room
- Double Garage
- South Easterly Aspect Rear Garden
- Sought After Little Common Location
- Council Tax Band - F
- No Onward Chain





ROOM DESCRIPTIONS

Entrance Porch

Frosted glass double glazed door with frosted glass side screen leading to entrance vestibule.

Entrance Hall

Entrance hall with radiator, double doors leading to living room.

Living Room

19' 9" x 12' 4" (6.02m x 3.76m) With double glazed window hanging out on the front of property, two radiators, feature fireplace, double glazed sliding door leading to conservatory.

Conservatory

With double doors leading on to rear garden.

Study/Bedroom 5

10' 5" x 7' 11" (3.17m x 2.41m) With double glazed window overlooking rear garden, radiator.

Upper Landing

Split level with stairs leading from entrance hall to half landing with radiator, door to airing cupboard housing hot water tank.

Bedroom One

15' 4" max x 12' 0" (4.67m max x 3.66m) A dual aspect room with windows having outlook to the front and side of the property, radiator, archway leading through to dressing room area with double glazed window, double wardrobe with sliding doors, door to ensuite.

En-Suite Bathroom

Comprising; panel bath with mixer tap and shower attachment, vanity unit wash hand basin with storage cupboard below, concealed cistern low-level WC, bidet, radiator, towel rail, tiled walls, shaver point, frosted glass double glazed window.

Bedroom Two

12' 3" x 9' 2" (3.73m x 2.79m) A dual aspect room with double glazed windows having an outlook of the rear and side of the property, radiator, door to storage cupboard.

Bedroom Three

12' 2" x 8' 8" (3.71m x 2.64m) With a double glazed window having an outlook over the rear of the property, radiator.

Bedroom Four

9' 9" x 8' 7" (2.97m x 2.62m) With double glazed window with outlook to side, radiator.

Shower Room

With good sized tiled shower cubicle with independent shower and chrome fitment, glass sliding door vanity unit wash hand basin with cover below, concealed cistern low-level WC, shaver point, radiator, towel rail, frosted glass double glazed window.

Lower Ground Floor Landing

Stairs leading from ground floor entrance level to lower ground floor with door to kitchen.

Kitchen

17' 10" x 8' 5" (5.44m x 2.57m) With a range of units comprising; single bowl stainless steel sink unit with mixer tap and covers below, range of cupboards and drawers with working services over, range of matching wall mounted cupboards, part tiling to walls, breakfast bar area, built in four ring gas hob with oven below and extractor hood over, double glazed window overlooking the side of the property, further double glazed window overlooking the rear garden, radiator, space for freestanding fridge freezer, door leading to rear garden.

Dining Room

12' 2" x 9' 6" (3.71m x 2.90m) With radiator, double glazed sliding patio door leading to rear garden.

Utility Room

8' 6" x 5' 11" (2.59m x 1.80m) With double glazed door leading onto the side of property, range of working services with single bowl stainless steel sink unit with mixer tap, space for washing machine, space for tumble dryer, radiator.

Separate WC

With low-level WC, wash hand basin with tiled splashback, extractor fan.

Integral Double Garage

18' 5" x 14' 5" (5.61m x 4.39m) Accessed via two single electric roller doors, double glazed window, wall mounted gas boiler.

Outside

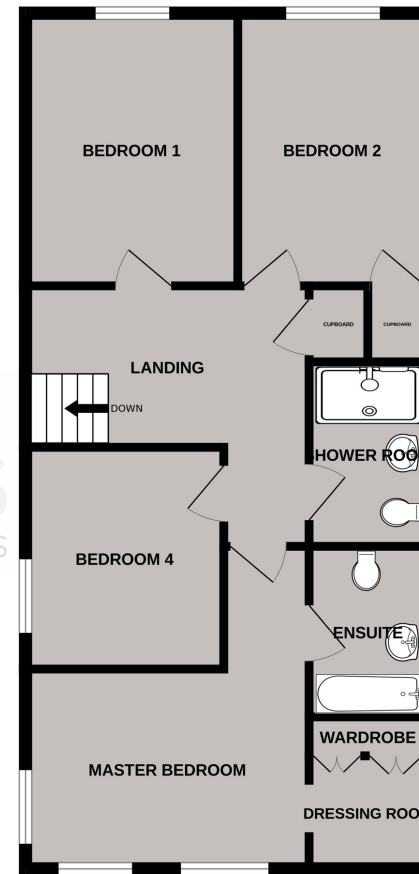
The property has a good sized garden with an area of patio, four steps leading up to main lawn area of garden screened by fencing with some flower and shrub borders, greenhouse, side access down one side of the leading to the front.

The front the property has a good-sized outside mainly laid to lawn, parking.

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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