



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£550,000** Ashcombe Drive, Bexhill-on-Sea TN39 3UJ  
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception







## AT A GLANCE...

This detached chalet bungalow is offered for sale by Bexhill Estates with NO ONWARD CHAIN. The property is located on a corner plot in a sought-after area of Cooden West Bexhill, and features a covered entrance porch leading to a spacious hallway. A dual-aspect lounge is located at the front of the property and features an attractive bay window and fireplace. Located to the rear of the property is a dining room with double doors leading to the rear garden and a fitted kitchen that includes; A range of fitted wall and base units with laminated work surfaces. There is a door opening to the side of the property, as well as an integrated eye-level oven, a gas hob and space for additional appliances. The ground floor benefits further from a ground-floor bedroom and a shower room. On the first floor, you will find three double bedrooms with fitted wardrobes and a bathroom. The bedroom to the rear of the property boasts distant sea views. Furthermore, the property is fully double glazed and gas centrally heated.



### Key Features:

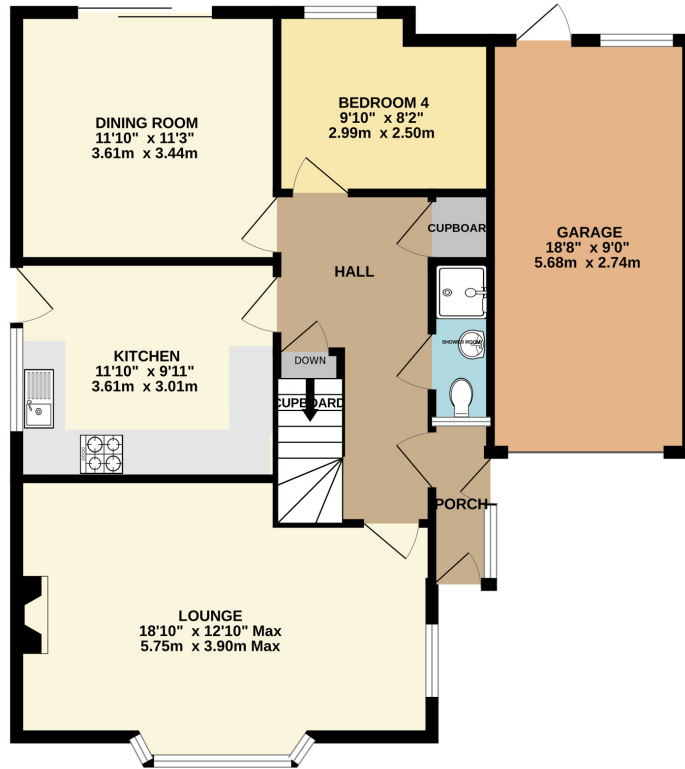
- Detached Chalet Bungalow
- Four Bedrooms, Two Bathrooms
- Highly Desirable Cooden Location
- Gas Central Heating & Double Glazing
- Corner Plot In Cooden
- No Onward Chain
- Garage & Off Road Parking
- South-Facing Rear Garden

Ashcombe Drive, Bexhill-on-Sea, East  
Sussex, TN39 3UJ

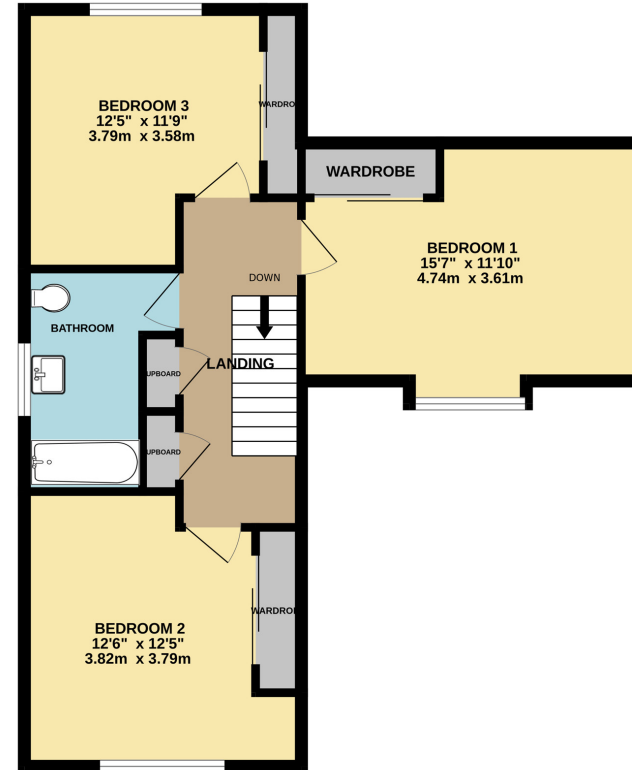
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GROUND FLOOR  
856 sq.ft. (79.5 sq.m.) approx.



1ST FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA : 1460 sq.ft. (135.7 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>80</b>
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

#### OUTSIDE -

The house sits on a corner plot with gardens to the front side and rear. The front garden has an area of lawn with mature plantings and side access to the rear garden. There is a block-paved driveway and a garage accessed via an up & overdoor benefiting from power & light. The rear garden is south-facing and predominantly laid to lawn. There is a patio area ideal for alfresco dining and mature plantings, together with a garden shed.

#### LOCATION -

The house is situated in a sought after Cooden location, West Bexhill, within walking distance of the Little Common village offering a range of independently owned day-to-day shops, along with a Doctors surgery, Dentist, Pharmacy and a Tesco Express. Little Common Primary School is just 0.7 miles away, currently rated as 'Outstanding' on its latest Ofsted report, other well-regarded Primary & secondary schools are also under 2 miles away. Cooden Beach, along with Cooden train station is just 0.8 miles away offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria.

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