




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£470,000 Shipleigh Lane, Bexhill-on-Sea TN39 3SR
🛏️ 3 Bedroom 🛁 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

We are delighted to offer for sale this deceptively spacious detached chalet style house with no onward chain. In a highly sought after Cooden location adjacent to Gillham Wood. Situated just under one mile from the village of Little Common, this property offers a spacious dual aspect open plan lounge/diner with a feature fireplace and a door out to the rear garden. The modern fitted kitchen includes matching wall units and base units finished with laminate work surfaces. Integrated appliances include an oven, grill and electric hob. There is space for further appliances and a door to the side of the property. In addition, the ground floor benefits from a ground floor bedroom and a cloakroom. There are two generously sized double bedrooms on the first floor, one with distant sea views, both with fitted wardrobes. There is also a first floor bathroom suite. Moreover, the property is also equipped with double glazing throughout and gas central heating.

Shiple Lane, Bexhill-on-Sea, East Sussex,
TN39 3SR

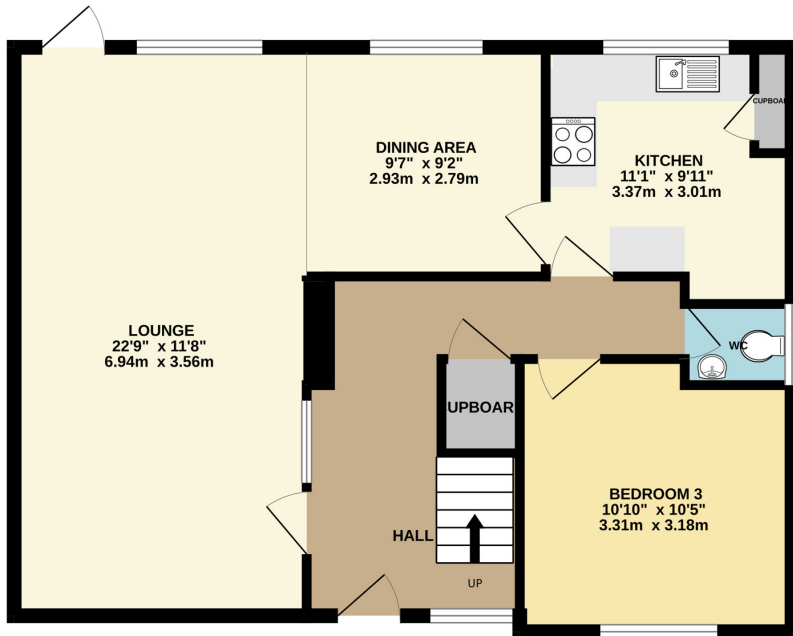
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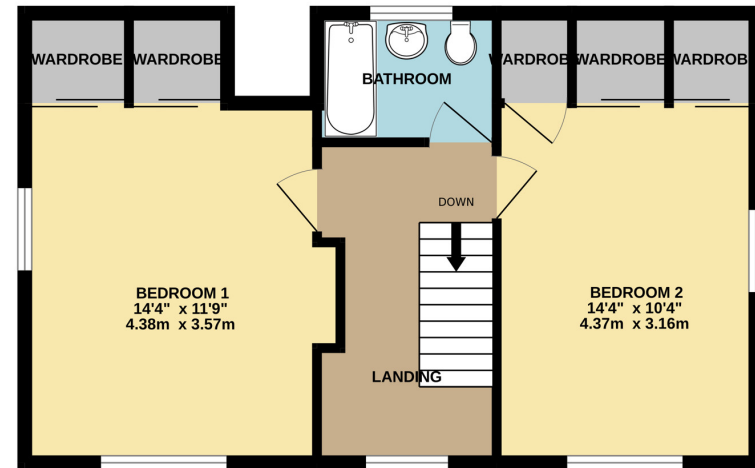
Key Features:

- Detached Chalet Style House
- Modern Fitted Kitchen
- No Onward Chain
- Sought After Cooden Location
- Three Bedrooms
- Detached Garage & Off Road Parking
- Double Glazing & Gas Central Heating

GROUND FLOOR
711 sq.ft. (66.0 sq.m.) approx.



1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1224 sq.ft. (113.7 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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| Energy Efficiency Rating | | Current | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92+) | A | | |
| (81-91) | B | | 85 |
| (69-80) | C | | |
| (55-68) | D | 67 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Outside

With well-established gardens to the side, front, and rear, the property sits on a corner plot. There is a gated access to the rear garden from the front garden, which is laid to lawn.

The rear garden is predominantly laid to lawn with a patio area ideal for alfresco dining. There are some mature shrubs and a gate leading to the driveway and garage. The detached garage has an up & over door, power & light.

Location

The property is situated in the highly sought-after 'Cooden' location in West Bexhill, adjacent 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 direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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