



46, Cowdray Park Road

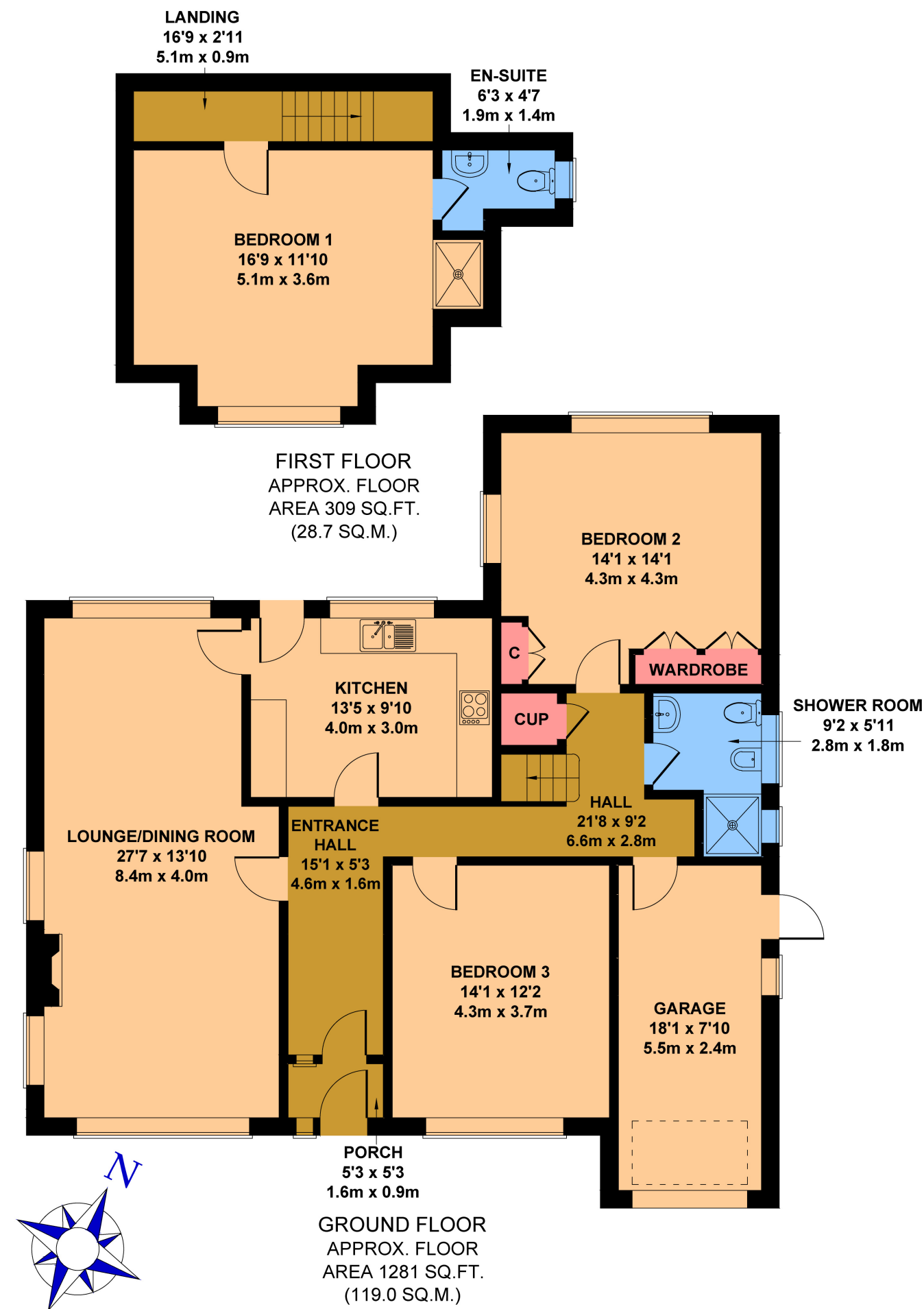
£435,000

Little Common
Bexhill-on-Sea
East Sussex
TN39 4ND



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Property Reference:

Abbott &
Abbott
Estate Agents, Valuers and Lettings



Abbott and Abbott Estate Agents offer for sale this bright and most attractive detached chalet bungalow, situated in a much favoured road in Little Common, just a few hundred yards from a local shop and within half a mile of the village shops and main services. Built in the 1960's by local builders, R A Larkin, the property offers versatile and well-planned accommodation which includes three bedrooms - two on the ground floor, and with an en suite shower and cloakroom to the first floor bedroom, an excellent 27'7 through lounge/dining room with a triple aspect, a contemporary ground floor shower and a good size kitchen. Outside, there is off-road parking for at least two cars and a pretty and private rear garden. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is well placed for Highwoods Golf Club and just over a mile from Cooden Beach railway station, seafront and golf course. Bexhill town centre is just over two miles distant.

Enclosed Entrance Porch

Further glazed door to:

L-Shaped Entrance Hall

Stairs to first floor, airing cupboard housing insulated tank with immersion heater, radiator, personal door to garage.

Lounge/Dining Room

27' 7" x 13' 10" (8.41m x 4.22m) A bright through room with a triple aspect, with an ornate fireplace surround with marble hearth, television point, radiators. Door to:

Kitchen

13' 5" x 9' 10" (4.09m x 3.00m) Equipped with a range of wood-fronted base storage units comprising cupboards, drawers and work surfaces, plus matching wall-mounted storage cupboards, stainless steel sink with twin bowls, half bowl and mixer tap, Belling gas hob with extractor hood, Belling electric oven, plumbing for washing machine. Door to entrance hall, uPVC double glazed door to rear garden.

Bedroom Two

14' 1" x 14' 1" (4.29m x 4.29m) A good size double aspect room, with a range of fitted wardrobes and drawer units, radiator.

Bedroom Three/ Dining Room

14' 1" x 12' 2" (4.29m x 3.71m) A south-facing room with television point, telephone point, and radiator.

Shower Room

Part-tiled walls and a white contemporary suite comprising shower cubicle with Bristan electric shower unit, vanity unit with wash basin with mixer tap and cupboard below, bidet, and WC. Radiator.

First Floor Landing

Door to walk-in loft space with velux window. Further door to:

Bedroom One

16' 9" max x 11' 10" max (5.11m x 3.61m) Another excellent size, south-facing room with television point and radiator. Inset shower cubicle with Mira electric shower unit. Door to:

En Suite Cloakroom

White suite comprising WC and vanity unit with inset wash basin with mixer tap and cupboard below.

Outside

Brick-paved driveway, providing hard-standing for at least two cars, leading to:

Integral Garage

18' 1" x 7' 10" (5.51m x 2.39m) Electric up & over door, light, power, water tap. uPVC door to side access, further personal door to entrance hall.

Gardens

Front border with ornamental shrubs. Side access to pretty and private rear garden, comprising mainly lawn with a variety of ornamental shrubs and trees providing seclusion. There is also a good size paved patio area and outside water tap.

Council Tax Band

E (Rother District Council)

EPC Rating

D

Not to Scale. Produced by The Plan Portal 2023
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