






  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£635,000** 7 Elsted Road, Bexhill-on-Sea, East Sussex TN39 3BG  
OIEO  3 Bedroom  2 Bathroom  1 Reception







## AT A GLANCE...

This remarkable detached chalet bungalow is well located in a quiet cul-de-sac under 500 metres from the beach, train station and golf course at Cooden Beach.

Being sold with no onward chain, boasting exceptional presentation and modern fixtures and fittings throughout, you can expect abundant natural light within the property and a versatile layout that includes; an enclosed entrance porch opening into the inner hall. Double doors open into the spacious dual aspect lounge/diner with a feature wood burner and bay window. There is ample space for both living room and dining room furniture in the lounge/diner and double sliding doors open into the conservatory which enjoys views over the rear garden. The well designed kitchen is fully equipped with matching wall and base units and integrated appliances including a dishwasher, electric oven & induction hob. There is a door from the kitchen out to the rear garden and space & plumbing for a washing machine. In addition, there is a double bedroom on the ground floor that could serve as a dining room if necessary, as well as a modern fitted bathroom.

Two double bedrooms and a modern fitted shower room are located on the first floor. The two bedrooms have a south-facing aspect, one with a built-in wardrobe and the other with a large built-in double wardrobe. Furthermore, the property benefits from extensive eaves storage space, double glazing throughout and gas central heating.

To appreciate all the property has to offer in full, an early viewing is highly recommended!

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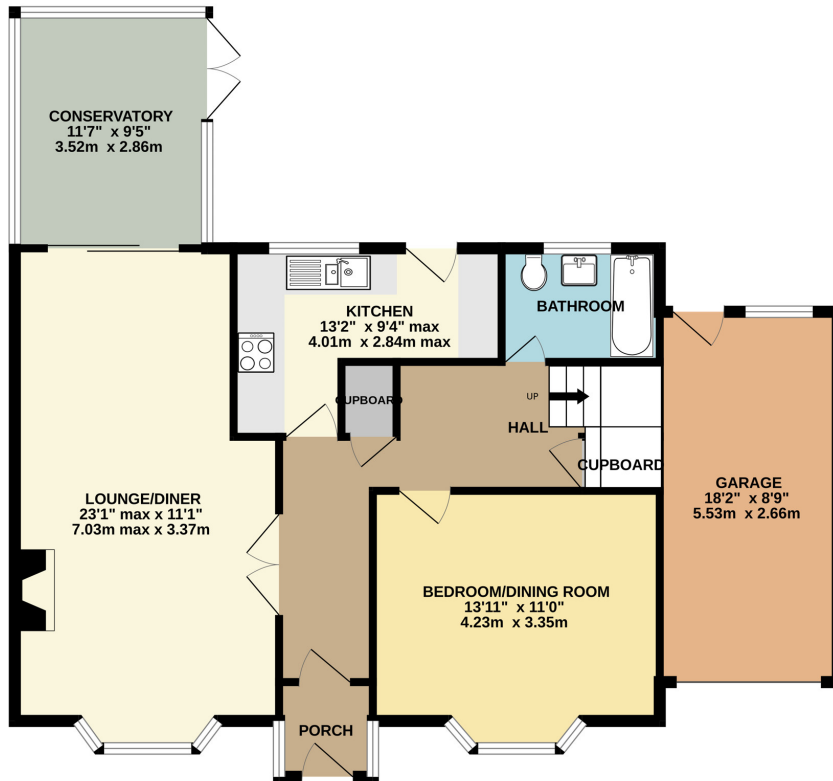


### Key Features:

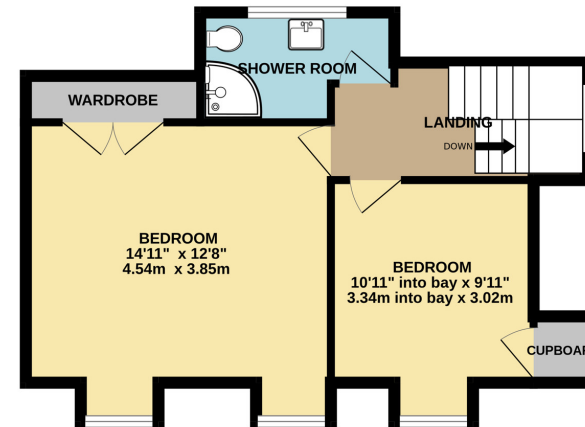
- Impressive Detached Chalet Bungalow
- Modern Fixtures & Fittings Throughout
- Two Bathrooms
- Off Road Parking & Garage
- Spacious Lounge/Diner & Conservatory
- Under 500 Metres To Cooden Beach
- Three Double Bedrooms
- Large Well-Kept Plot
- Quiet Cul- De- Sac Location
- No Onward Chain

  
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GROUND FLOOR  
1017 sq.ft. (94.4 sq.m.) approx.



1ST FLOOR  
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1469 sq.ft. (136.5 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>		77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	50	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Exterior

Set well back from the road, the property features a lawned front garden with mature borders. Multi-vehicle off-road parking is available on the extensive brick paved driveway.

At the rear, the garden widens considerably, predominantly laid to lawn with a variety of well-established shrubs and trees providing copious amounts of privacy and seclusion, along with an additional enclosed area with mature fruit trees. There is also a brick-paved patio area ideal for alfresco dining and an outside water tap.

## Location

The property is located in a highly desirable location in Cooden, West Bexhill. Close by you will find the village of Little Common offering a range of 'day-to-day' shops including a Tesco Express and some highly regarded independently owned shops, as well as a Dentist, Doctors' surgery and bus routes. Cooden Beach golf and tennis clubs are a short walk. The closest train station is Cooden Beach under 500 metres from the property. It offers regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria.

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