



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£775,000** Clavering Walk, Bexhill-on-Sea TN39 4TW  
🛏️ 3 Bedroom 🛁 3 Bathroom 🛋️ 3 Reception



## AT A GLANCE...

Here is an opportunity to purchase a truly remarkable detached property with no onward chain. Set back from the road behind electric gates, this unique property is located in one of Bexhill's most prestigious neighbourhoods in Cooden Beach and provides accommodation that includes; An enclosed entrance porch with double doors opening into the impressive dual-aspect dining hall featuring a vaulted ceiling and a fireplace. Double doors open into a generously sized living room measuring just under 25ft, with an exposed brick fireplace and double doors opening to the rear garden. The fitted kitchen comprises a range of matching wall units and base units finished with granite work surfaces. It is equipped with integrated appliances including a dishwasher, under-counter fridge & freezer, microwave oven and a Rangemaster cooker. Adjacent to the kitchen is a separate utility room housing the wall-mounted boiler and space & plumbing for appliances. A guest cloakroom, double bedroom with built-in wardrobes, and a 5-piece en-suite bathroom complete the ground floor. Two dual aspect double bedrooms are located on the first floor, both with built-in wardrobes and en-suite shower rooms.

Clavering Walk, Bexhill-on-Sea, East Sussex,  
TN39 4TW

 3 Bedroom  3 Bathroom  3 Reception

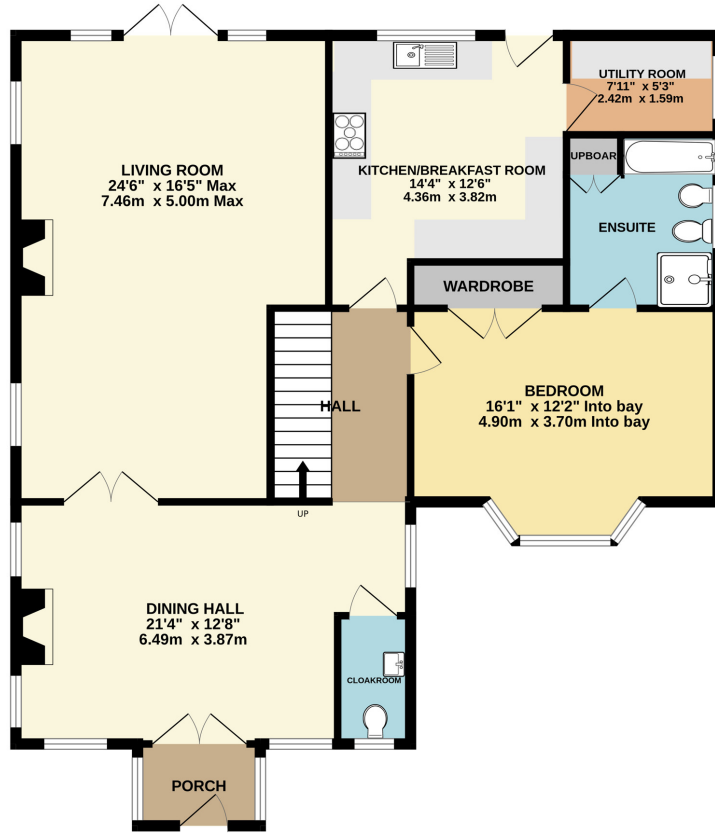


### Key Features:

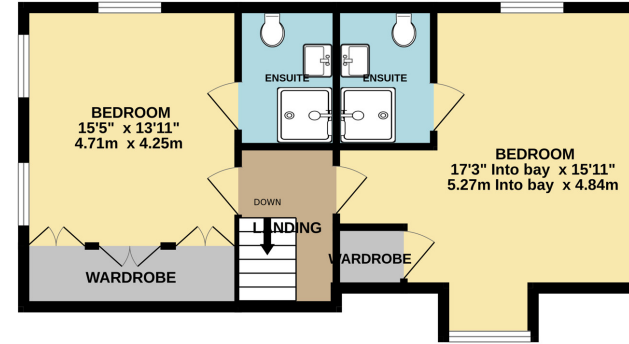
- Unique Detached Property
- No Onward Chain
- Three Double En-suite Bedrooms
- Impressive Dining Hall With Vaulted Ceiling
- Generously Sized Living Room
- Kitchen/Breakfast Room & Utility Room
- Detached Double Garage & Extensive Off Road Parking
- Highly Desirable Cooden Beach Location

  
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GROUND FLOOR  
1191 sq.ft. (110.7 sq.m.) approx.



1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1695 sq.ft. (157.5 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>		
(55-68)	<b>D</b>	67	76
(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 front of property has an extensive driveway with parking for multiple vehicles. The detached double garage is accessed via a remote controlled door and benefits from power & light. Mature well-established gardens wrap around the property, together with patio area's ideal for alfresco dining.

### 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 five-minute walk. The closest train station is Cooden Beach under 600 meters from the property, offering regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria.

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