BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Falconbury Drive, Bexhill-on-Sea, East Sussex TN39 3UW

£450,000

3 Bedroom | 2 Bathroom | 1 Reception

BEXHILL ON SEA
SOUTHERN RAILWAY

# AT A GLANCE...

Bexhill Estates are delighted to offer for sale this link-detached chalet bungalow. Situated in a sought after location in Cooden, West Bexhill, the property offers accommodation in brief comprising; Entrance hall leading through to the good sized lounge/diner with feature bay window. Fitted kitchen/breakfast room with space and plumbing for appliances and a door providing access to the side of property. Ground floor bedroom and en-suite bathroom. On the first floor can be found two good sized double bedrooms with fitted wardrobes and a bathroom. Additional benefits to include; Double glazing gas central heating, garage with electric roller door and off road parking. To appreciate the property and its location in full, your earliest viewing comes highly recommended! For more information call us on (01424) 233330.

## Key Features:

- Chalet Bungalow
- Three Bedrooms
- Garage & Off Road Parking
- Sought After Cooden Location
- West Facing Garden
- Two Bathrooms

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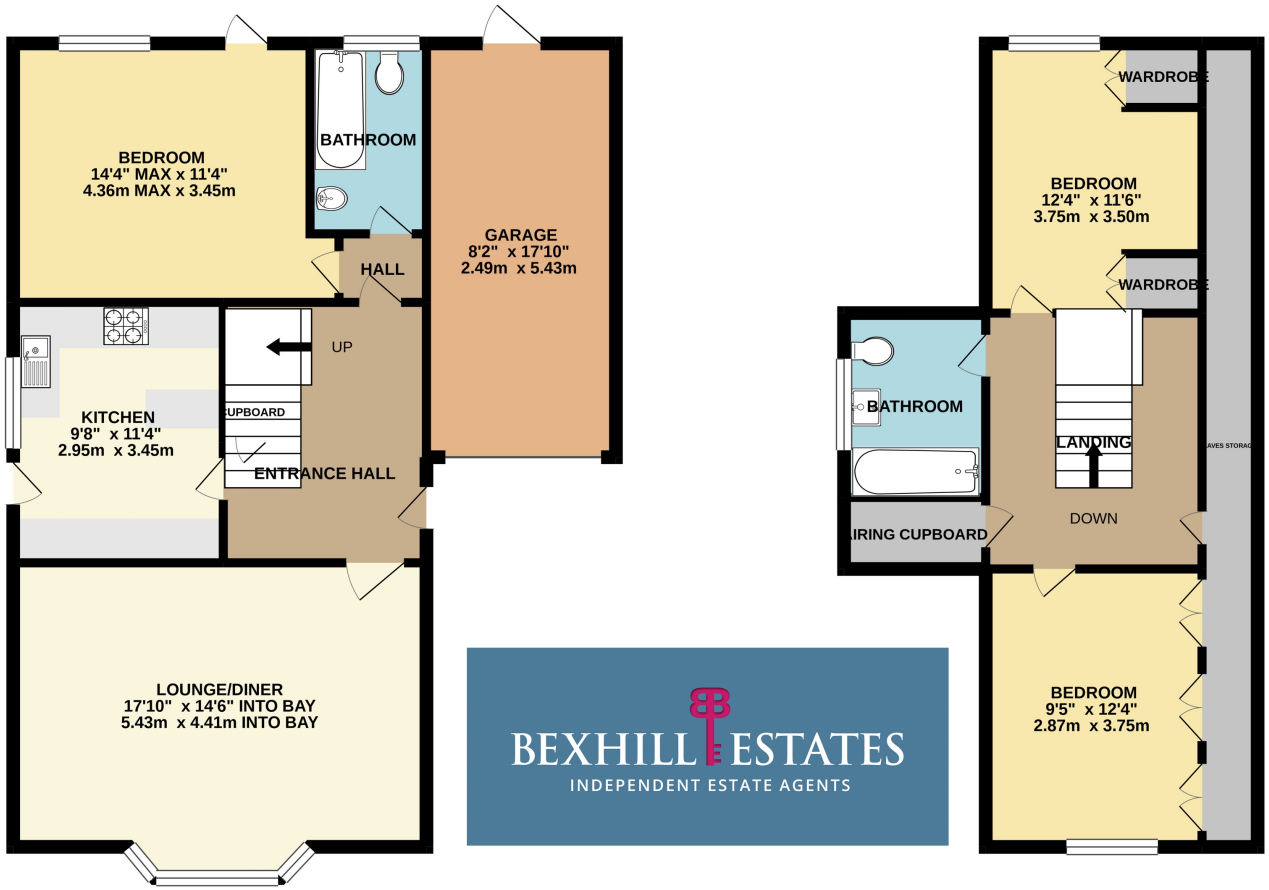
GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.

1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.




TOTAL FLOOR AREA : 1244 sq.ft. (115.5 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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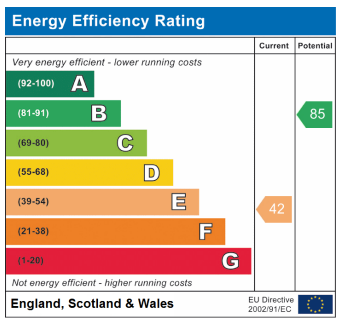
MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures 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.




## OUTSIDE -

The front of the property offers off road parking on a block paved driveway as well as a small lawned area. The rear garden is predominantly laid to lawn with mature trees and planting, timber framed shed and a patio area ideal for alfresco dining.

## LOCATION -

The property is situated in the highly sought-after 'Cooden' location in West Bexhill and adjacent to a small yet pleasant woodland area. 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 0.7 miles away along with Cooden Beach Golf Club and the beach at Cooden it. Bexhill Town center is just 2.0 miles away with seafront promenades, Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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