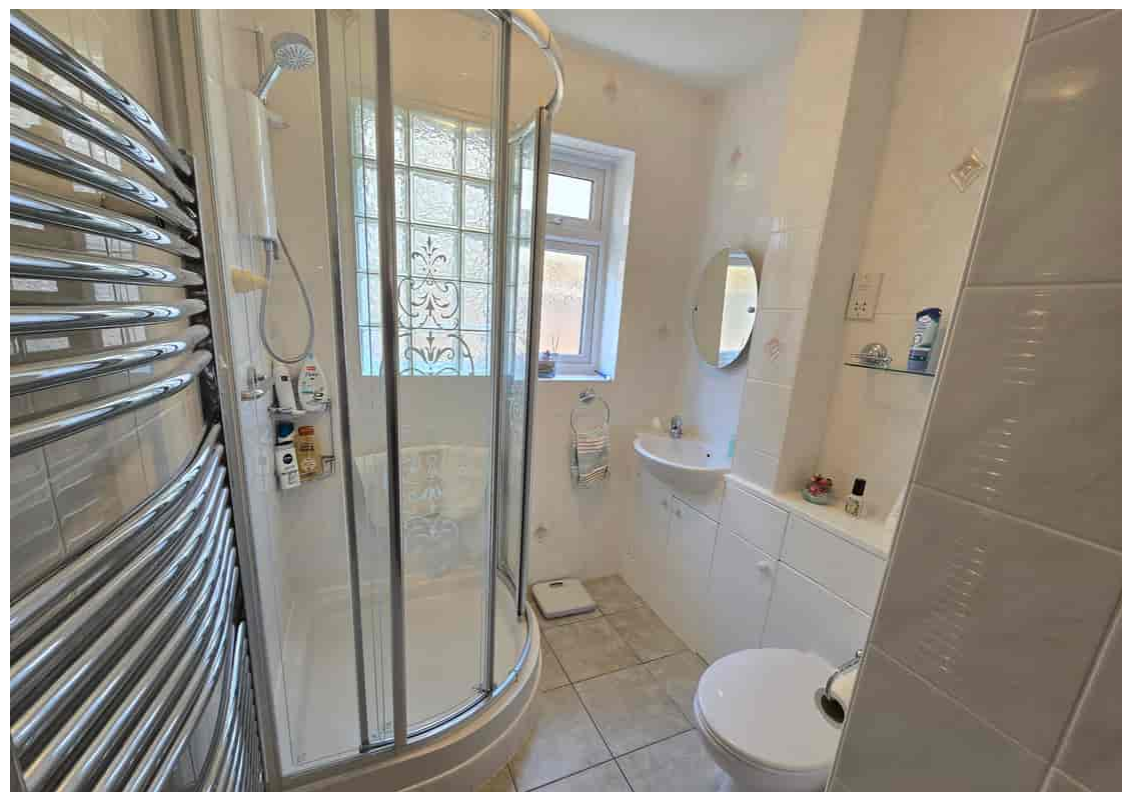




17 Cowdray Park Road, Bexhill-on-Sea, East Sussex, TN39 4ND

A Spacious Three Bed Detached Chalet Style House With No Chain £525,000 - Freehold



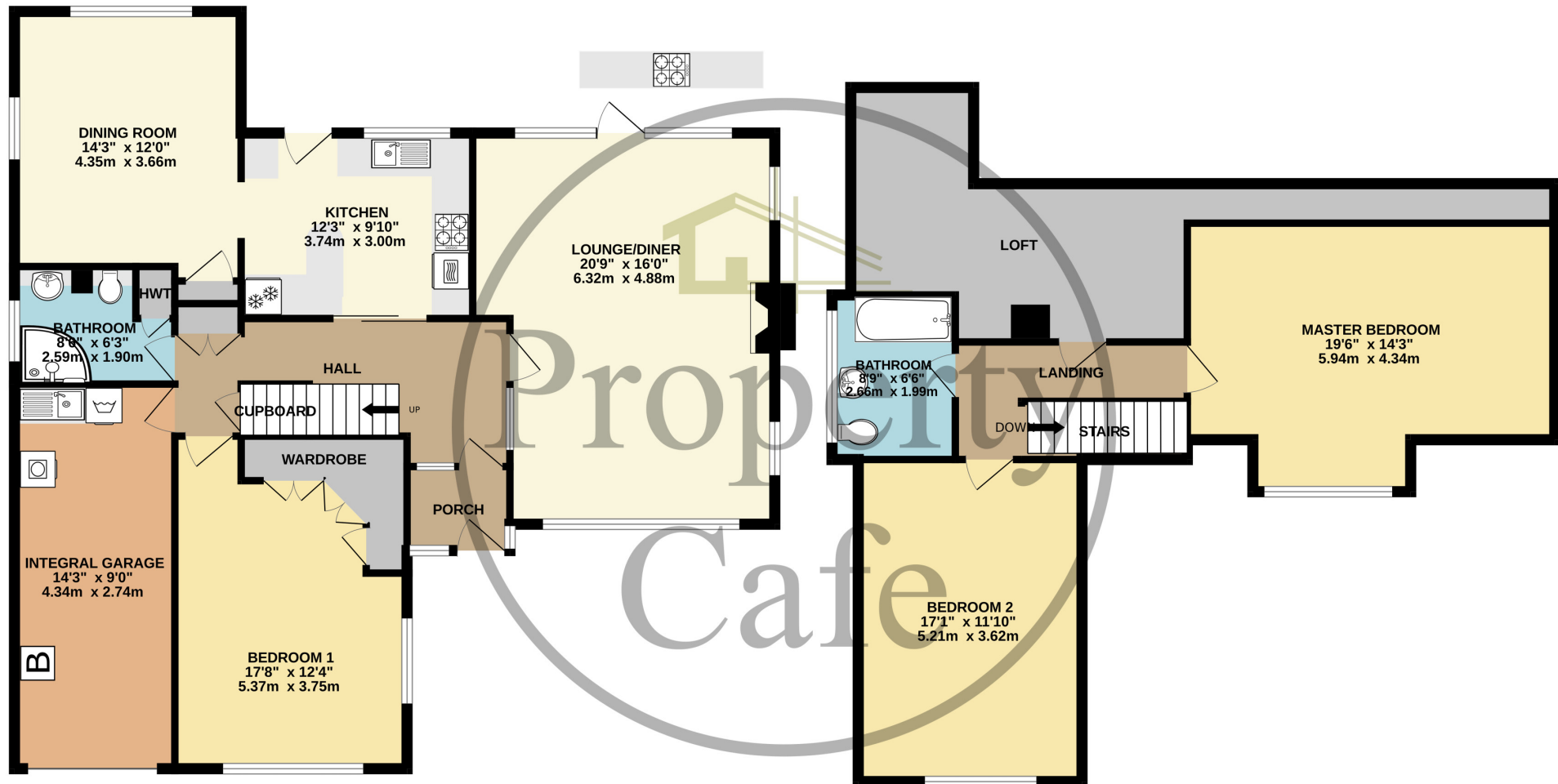


A Spacious Three Bed Detached Larkin Built Property * Situated In A Quiet & Sought After Location Within The Peaceful Suburbs Of Little Common Village: Accommodation & Benefits Include: Three Spacious Double Bedrooms * A Dual Aspect Lounge-Diner * A Modern Fitted Kitchen * A Modern Ground Floor Bathroom * A Separate Spacious Dining Room (Formerly Bedroom 4) * A Spacious Dual Aspect Ground Floor Bedroom With Built In Wardrobes * Two First Floor Double Bedrooms * First Floor Bathroom With Original Suite * Gas Central Heated & Double Glazed Throughout * Well Presented Bright & Spacious Accommodation Throughout * A Substantial Blocked Paved Drive To The Front Offering Ample Parking * A Good Size Integral Garage With Power & Light * Large Walk In Loft Space With Excellent Potential * A Pleasant South Facing Rear Garden * Located In A Sought After Little Common Location * The Property Is Being Offered For Sale With No Onward Chain * For Additional Details Or To Arrange To View Please Call Our Bexhill Sales Team On 01424 224488



GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.

1ST FLOOR
790 sq.ft. (73.4 sq.m.) approx.



TOTAL FLOOR AREA : 1974 sq.ft. (183.4 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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Bedrooms: 3
Receptions: 2
Council Tax: Band E
Council Tax: Rate 3119
Parking Types: Driveway.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: E (53)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP. None.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



A Spacious Three Bed Detached Larkin Built Property * Three Spacious Double Bedrooms * Dual Aspect Lounge-Diner * Modern Fitted Kitchen & Ground Floor Bathroom * Separate Spacious Dining Room * Ground Floor Guest Bedroom * Two First Floor Double Bedrooms * First Floor Bathroom * Central Heated & Double Glazed * Bright & Spacious Accommodation Throughout * Substantial Blocked Paved Drive & Integral Garage With Power & Light * Good Size Walk In Loft Space * South Facing Rear Garden * Sought After Little Common Location * Sold With No Onward Chain * Call Our Bexhill Sales Team On 01424 224488 ...





The property is situated within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, a local pub, social club, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Spacious Three Bed Detached Property
 - Three Spacious Double Bedrooms
 - Dual Aspect Lounge-Diner
 - Modern Fitted Kitchen & Bathroom
 - Separate Spacious Dining Room
 - Ground Floor Guest Bedroom
- Spacious Larkin Built Detached Property
 - Two First Floor Double Bedrooms
- Central Heated & Double Glazed
- Bright & Spacious Accommodation
- Substantial Blocked Paved Drive
- Integral Garage With Power & Light
 - Good Size Walk In Loft Space
 - South Facing Rear Garden
- Sought After Little Common Location
 - Sold With No Onward Chain