



14 Hawkhurst Way, Bexhill-on-Sea,
East Sussex TN39 3SD



PROPERTY DESCRIPTION

A very well presented extended 3/4 bedroom detached house in this sought after road in Cooden. Notable features include 3 reception rooms, open plan kitchen/dining room, ground floor Wc, luxury bathroom with bath and shower, good sized gardens, private driveway, wooden floors to many rooms, and plantation blinds to several of the windows, sea glimpses from some of the upstairs rooms. EPC - Awaited

FEATURES

- Popular Cooden location
- Extended and very well presented
- Open Plan Kitchen Dining room
- Good Sized gardens
- Sea glimpses
- Luxury Bathroom with separate shower
- Wooden floors to many rooms
- Ground floor Wc
- Council tax - D





ROOM DESCRIPTIONS

Entrance Hall

Double glazed front door leading to entrance porch with double glazed windows, tiled floor, wooden door leading to entrance hall, storage cupboard, door to WC.

Separate WC

With low level cistern, wash hand basin with storage below, frosted glass double glazed window.

Living Room

17' 3" x 16' 5" (5.26m x 5.00m) With two radiators, contemporary electric heater with real flame effect, TV aerial point, triple aspect with double glazed windows overlooking the front and rear.

Second Reception Room

16' 5" x 11' 0" (5.00m x 3.35m) With fireplace with inset log burner, radiator, double glazed window with outlook to front and double glazed sliding patio doors leading onto garden.

Kitchen/Dining Room

22' 4" x 9' 1" (6.81m x 2.77m) With kitchen area comprising; single drainer stainless steel sink unit with mixer tap having cupboard under, further range of cupboards and drawers with working surfaces over, range of matching wall mounted cupboards, built-in electric oven with four ring electric hob and cooker hood over, space for washing machine, dishwasher and fridge freezer, ceiling spotlighting, tiled floor, double glazed window overlooking the rear garden, double glazed door leading to the side area with radiator large double glazed window overlooking the rear garden.

Ground Floor Bedroom/Study

16' 0" x 7' 10" (4.88m x 2.39m) With radiator, dual aspect with double glazed window outlook to the front and further double glazed window to the side.

First Floor Landing

Stairs rising from ground floor entrance to first floor landing with large frosted glass double glazed window, hatch to loft space with retractable loft ladder and boarded, airing cupboard.

Bedroom 1

16' 6" x 11' 0" (5.03m x 3.35m) With radiator, dual aspect with double glazed windows overlooking the rear with the front window having elevated views with sea glimpses.

Bedroom 2

10' 0" x 9' 11" (3.05m x 3.02m) With radiator, double glazed window having sea glimpses.

Bedroom 3

13' 0" x 11' 11" (3.96m x 3.63m) With two built-in double wardrobes, radiator, double glazed window to rear.

Bathroom

Luxuriously appointed with roll top bath with mixer tap and shower attachment, separate shower cubicle with chrome fittings having overhead shower and hand shower, pedestal wash hand basin, low level WC, ceiling spotlighting, tiled floor, part tiled walls, chrome ladder radiator, two frosted glass double glazed windows.

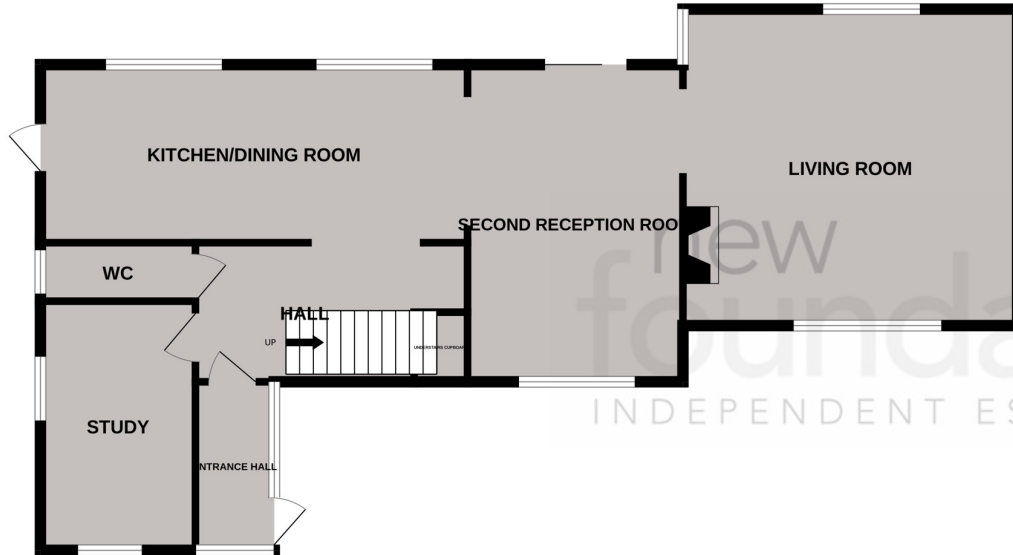
Outside

The rear garden being mainly laid to lawn, screened by hedging with large timber workshop, outside tap, access via gate down the side of the property to the front. Large frontage mainly laid to lawn with pea gravel private driveway.

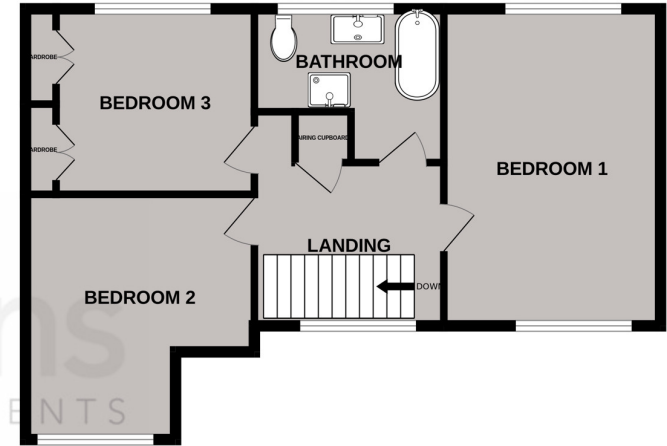


FLOORPLAN

GROUND FLOOR
923 sq.ft. (85.8 sq.m.) approx.



1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.



new foundations
INDEPENDENT ESTATE AGENTS

TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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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