



19 Coverdale Avenue, Bexhill-on-Sea, East Sussex, TN39 4TY

A Substantial 6 Bed Family Home Ideal For Dual Living With Substantial Grounds £899,950 - Freehold



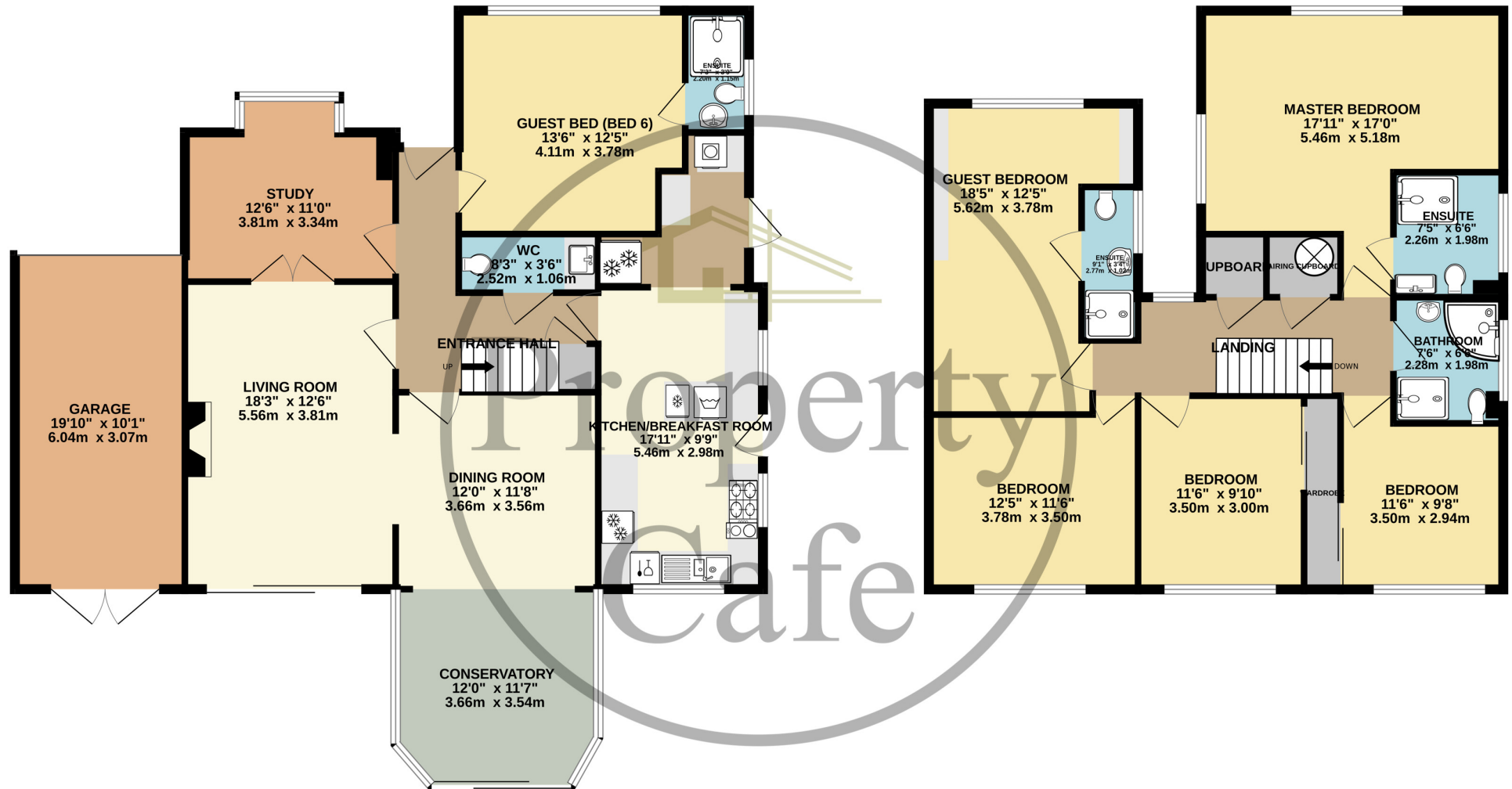


The Property Café Is Delighted To Offer For Sale This Substantial Detached Family Home Offering Versatile Accommodation Ideal For Dual Loving \* Benefits Include : An Immaculate Inner Hall \* Six Spacious Double Bedrooms \* West Facing Family Reception With Patio Doors \* A Good Size Separate Family Dining Room \* Additional Separate Study \* A Modern Fitted Kitchen & Separate Utility Room \* Ground Floor Cloak Room W.C \* A UPVC Conservatory With Underfloor Heating \* Five First Floor Beds (Two With Modern En-Suites) \* A Ground Floor Bedroom Suite With Modern En-Suite Shower Room (Ideal For Dual Living) \* A Modern First Floor Family Bathroom \* A Good Size Fully Insulated Loft With Ladder \* A Substantial Block Paved Drive For x8 Cars \* An Integral 20ft Garage With Remote Door & Double Doors Opening Into The Garden \* Two Summer Houses With Power & Light One is Used As A Gym & The Other As A Bar/Games Room \* There Is A Modern 'Swim spa' With Hot Tub (This Is Separately Negotiable) \* A Substantial West Facing Rear Garden Measuring Approximately 1/2 Acre \* With Substantial Trees & Mature Borders \* Two Timber Gardeners Sheds \* CCTV Security Cameras (With 30 Day Recording Facility) \* A Wired 100 AMP Input Cable Suitable For Vehicle Charging \* (900 MBS) Fibre Optic Internet Points \* A 'John Deer' Ride On Lawn Mower (This Is Also Negotiable) For Any Additional Details Or To Arrange To View Please Contact Our Bexhill Sales Team On 01424 224488



**GROUND FLOOR**  
1380 sq.ft. (128.2 sq.m.) approx.

**1ST FLOOR**  
1034 sq.ft. (96.1 sq.m.) approx.




**TOTAL FLOOR AREA : 2414 sq.ft. (224.3 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:** 6  
**Receptions:** 2  
**Council Tax:** Band F  
**Council Tax:** Rate 3686.72  
**Parking Types:** Driveway.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (67)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Level access.

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>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small> 		



A Substantial & Executive Style Detached Family Home \* Ideal For Dual Living \* Six Double Bedrooms \* Lounge \* Dining Room \* Study \* Ground Floor Bedroom Suite \* Five First Floor Bedrooms \* Fitted Kitchen & Separate Utility Room \* Ground Floor Cloak Room W.C \* Conservatory \* x8 Car Drive \* 20ft Garage \* Garden Gym & Bar/Games Room \* Modern 'Swim spa' With Hot Tub \* West Facing Rear Garden (1/2 Acre) \* CCTV Security Cameras \* Fibre Optic Internet \* ( Call 01424 224488)





The property is situated in the heart of Cooden within a few minutes walk of the stunning seafront, Cooden Beach Golf Course, Cooden mainline station and just a short distance from Little Common Village that offers an excellent range of shops and amenities serving the local residents including the Poppy Club (Social Club) 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, local pub, 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.

- Substantial Detached Family Home
    - Six Spacious Double Bedrooms
  - Versatile Accommodation Ideal For Dual Living
    - West Facing Family Reception
  - Separate Dining Room & Separate Study
  - Modern Fitted Kitchen & Separate Utility Room
    - Ground Floor Cloak Room W.C
  - Five First Floor Beds (Two with en-suites)
    - Ground Floor Bedroom With En-Suite
    - Modern First Floor Family Bathroom
      - Block Paved Drive For x8 Cars
  - Integral 20ft Garage With Remote Door
- Garden Gym & Separate Summer House / Bar
    - 'Swimspa' With Hot Tub (Negotiable)
    - Substantial West Facing Rear Garden
      - Two Timber Gardeners Sheds
  - UPVC Conservatory With Underfloor Heating
  - CCTV Security Cameras (30 Day Recording )
  - Wired 100 AMP Input Cable Suitable For Vehicle Charging
    - (900 MBS) Fibre Optic Internet Points
    - Large Fully Insulated Loft With Ladder
    - West Facing Garden (Approx 1/2 Acre)
    - 'John Deer' Ride On Lawn Mower (Negotiable)
    - Insulated Garage With Eaved Storage & Ladder