



  
**Property Cafe**  
**BUYER INCENTIVE**  
AVAILABLE WHEN YOU VIEW  
THIS PROPERTY THROUGH US



Wealden Cottage 5 Wealden Way, Bexhill-on-Sea, East Sussex, TN39 4NZ  
Immaculate Four / Five Bedroom Family Home In Highly Sought After Location £695,000



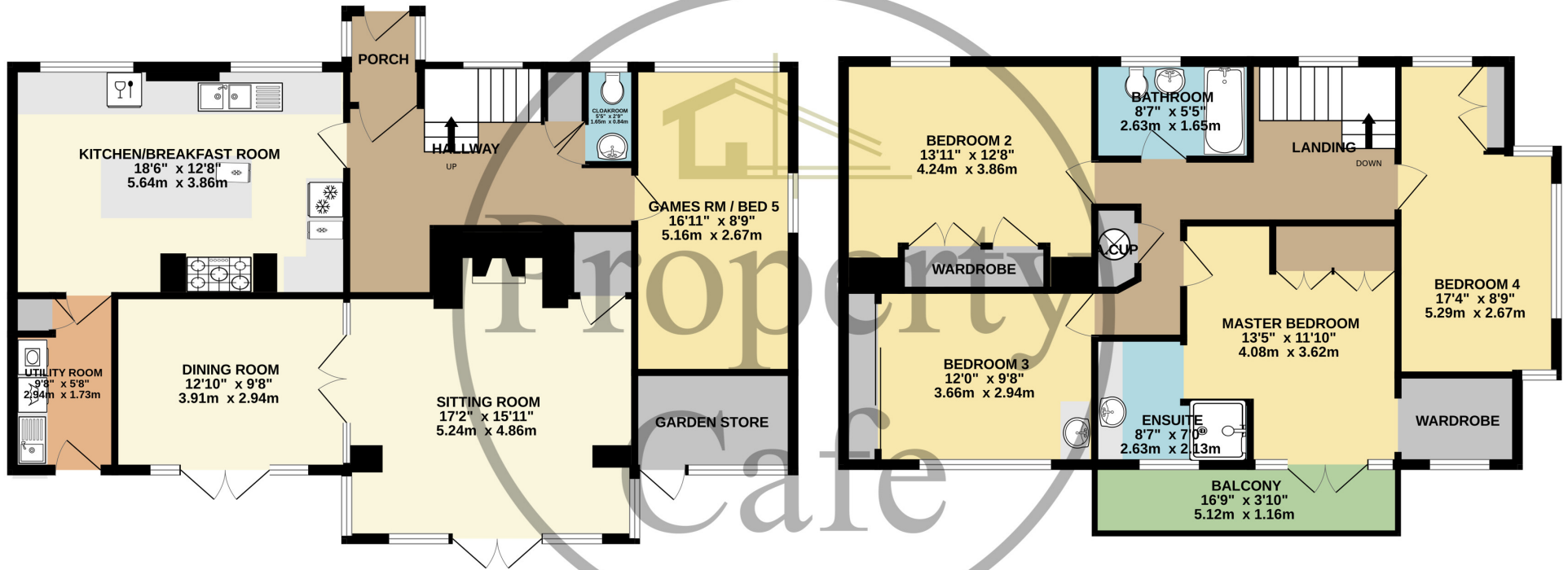


The property Café is delighted to offer for sale this spacious & beautifully presented 4/5 bedroom detached character family home offering accommodation and benefits that includes: Inner lobby porch with solid light oak front door leading into a beautifully presented entrance hallway with exposed solid oak flooring, light oak woodwork, doors and panelled walls, a dual aspect family lounge with exposed brick fireplace and inset log burner, a separate dining room with ample space to relax entertain, a spacious fitted kitchen with built-in appliances, central island unit, breakfast bar and access through to a separate utility room and ground floor cloakroom W.C. As you may note from the adjacent floor plan the property offers versatile accommodation throughout & includes a ground floor family games room which can be used as an additional bedroom (Bed 5). On the first floor there is a spacious and bright landing area with lovely light oak woodwork, doors and panelled walls offering access through to the master bedroom with ensuite bathroom, three additional double bedrooms and family bathroom. To the front of the property you will note that there is a substantial carriage style drive offering ample parking, to the rear there is a beautifully maintained South facing garden with full width patio offering ample space to relax and entertain, a substantial central lawn with mature borders offering an abundance of shrubs, plants and bushes leading to the rear where you will find an additional patio area, timber built summer house and garden tool shed. For any additional details or to arrange the view please contact our Bexhill Office on (01424) 224488.



**GROUND FLOOR**  
1001 sq.ft. (93.0 sq.m.) approx.

**1ST FLOOR**  
848 sq.ft. (78.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1849 sq.ft. (171.7 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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An Immaculate detached family home \* Highly sought after Little common location \* A beautifully presented character family Home \* Flexible accommodation with 4/5 bedrooms \* Family lounge with exposed brick fireplace character beams and inset log burner \* Solid oak flooring in the hall, dining room and lounge & Feature light oak panelled walls & woodwork \* Bespoke fitted kitchen - breakfast room with integral appliances.& Island unit \* Separate family dining room \* Master bedroom with en-suite \* Modern first floor family bathroom \* Ground floor cloakroom WC \* Four first floor family bedrooms \* Ground floor games room/Bed 5 \* Stunning rear garden with full patio, central lawn with mature flower and borders \* Carriage 'in and out' style driveway \* **Contact our Bexhill sales team (01424) 224488**





The property is situated in a highly sought after suburb of 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, 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.

- Immaculate detached family home
- Highly sought after Little common location
- A beautifully presented character family Home
- Flexible accommodation with 4/5 bedrooms
- Family lounge with exposed brick fireplace
  - Character beams and inset log burner
- Solid oak flooring in the hall, dining room and lounge
  - Feature light oak panelled walls & woodwork
- Bespoke fitted kitchen - breakfast room with integral appliances.& Island unit
- Spacious family lounge and separate dining room
  - Master bedroom with ensuite
  - Modern first floor family bathroom
- Ground floor cloakroom WC
- Four first floor family bedrooms
- Ground floor games room / Bed 5
- Spacious kitchen breakfast room with separate utility room
  - Stunning rear garden with full patio
- Central lawn with mature flower and borders
  - Carriage 'in and out' style driveway
- Central heating and double glazing throughout
  - Useful garden store/greenhouse
  - Lovely south facing rear aspect
  - Flexible and versatile accommodation
- For additional details contact our Bexhill sales team (01424) 224488