



## Furrows Maple Avenue, Bexhill-On-Sea

£800,000 Freehold

Detached 3-bed home in a peaceful spot near Cooden, close to the beach, golf course and shops. Highlights include a log burner, triple-aspect kitchen, en-suite with roll-top bath, double garage, and a wraparound garden with patio, greenhouse and summer house.



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A well-presented detached three-bedroom home set in a peaceful private position near Cooden, ideally located close to the beach, golf course, tennis club and local shops. Offering light-filled and thoughtfully arranged accommodation, the property combines comfortable family living with a relaxed coastal lifestyle.

The ground floor begins with a practical entrance porch and cloakroom, leading into a spacious double-height hallway with under-stairs storage. This opens into a generous dining area with garden views and access to both the kitchen and living room. The living room enjoys a bright double aspect, a feature brick fireplace with log burner and oak mantel, a window seat overlooking the front garden, and double doors opening directly onto the garden. The kitchen is a standout feature, being triple-aspect and filled with natural light, fitted with ivory cabinetry, walnut worktops, tiled flooring, space for a range cooker and American-style fridge freezer, and flowing into a well-equipped utility area with additional storage and garden access.

Upstairs, a bright landing leads to three double bedrooms. The principal bedroom benefits from a double aspect, two walk-in wardrobes, a dressing area with garden views and a spacious en-suite featuring a roll-top bath with overhead shower and underfloor heating. Two further double bedrooms enjoy garden views and built-in wardrobes, complemented by a stylish family bathroom with underfloor heating, wet-room style shower, freestanding bath and granite-topped vanity.

Outside, wooden gates open onto a gravel driveway providing access to a double garage with a manual turntable. The beautifully established wraparound garden offers excellent privacy, with mature hedging, lawned areas, a sandstone patio, summer house and greenhouse, creating defined spaces for entertaining, gardening and relaxation.

The property is served by gas central heating and is located on a private, unadopted road with a modest annual residents' contribution. Situated in Bexhill-on-Sea, the home is within easy reach of the seafront, De La Warr Pavilion, independent shops and cafés, good schools and the mainline station with direct links to Eastbourne, Hastings and London.



- Detached family home in a quiet residential area near Cooden and the coast.
- Light-filled living room with log burner, oak mantel and garden access.
- Spacious open hallway with double-height ceiling and under-stairs storage.
- Triple-aspect kitchen with walnut worktops, Smeg hob and adjoining utility area.
- Main bedroom with en-suite, featuring roll-top bath and underfloor heating.
- Two further double bedrooms with built-in wardrobes, plus a stylish family bathroom with walk-in shower and freestanding bath.
- Double garage with manual vehicle turntable, wraparound mature garden with patio, lawn, rare 'Christmas Cheer' rhododendron and greenhouse, and convenient access to Cooden Beach, golf course, local shops and the mainline station.



Furrows is set on a quiet residential road in Bexhill-on-Sea, close to Cooden Beach, the golf course, local shops and the mainline station with direct links to London. The area offers a peaceful coastal lifestyle with good schools, amenities and transport connections all close at hand.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Floor 0 Building 3



**Approximate total area<sup>(1)</sup>**

2461 ft<sup>2</sup>

228.6 m<sup>2</sup>

**Reduced headroom**

10 ft<sup>2</sup>

0.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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