



Holbrook Cottage Maple Avenue, Bexhill-On-Sea TN39 4ST

welcome to

Holbrook Cottage Maple Avenue, Bexhill-On-Sea

Fox & Sons are delighted to offer to the market this fantastic four bedroom detached chalet bungalow being offered to the market with NO ONWARD CHAIN.



Entrance Porch

Double glazed door to the front aspect and double glazed window to the side aspect.

Entrance Hall

Having under stairs cupboard and radiator.

Cloakroom

having a double glazed window to the rear aspect, wash hand basin, WC and radiator.

Lounge

18' 3" x 11' 10" (5.56m x 3.61m)

Having double glazed windows to the front and side aspect, electric fireplace and a radiator.

Dining Room

13' 11" x 13' 6" (4.24m x 4.11m)

Having a double glazed bay window to the front aspect and a radiator.

Kitchen

13' 7" x 15' 7" (4.14m x 4.75m)

Having double glazed windows to the rear and side aspect, double glazed french doors to the side aspect, wall and base units, granite work surfaces, butler sink, integral fridge freezer, electric hob with hood, double electric oven and cupboard containing boiler.

Landing

Having a Velux style window to the rear aspect and eave storage.

Bedroom Two

12' 11" x 11' 11" (3.94m x 3.63m)

Having double glazed window to the rear aspect, built in wardrobes and a radiator.

En Suite

Having double glazed window to the rear aspect, walk in shower cubicle, wash hand basin, WC, heated towel rail and an extractor fan.

Bedroom Three

12' 11" x 9' 7" (3.94m x 2.92m)

Having double glazed bay window to the front aspect, double glazed window to the side aspect, built in wardrobes and a radiator.

Bedroom Four

9' 4" x 8' 10" (2.84m x 2.69m)

Having double glazed window to the rear aspect and a radiator.

Bedroom One - Top Floor

16' 10" x 13' 4" (5.13m x 4.06m)

Having double glazed windows to the rear aspect, velux style window to the side aspect, built in wardrobes,

Bathroom - Top Floor

Having a Velux style window to the front aspect, roll-top bath with mixer taps, shower cubicle, wash hand basin, WC, heated towel rail, shaver point and an extractor fan.

Rear Garden

Having a patio area adjoining the property with an area being laid to lawn, mature trees and shrubs, shed and a gate with side access.

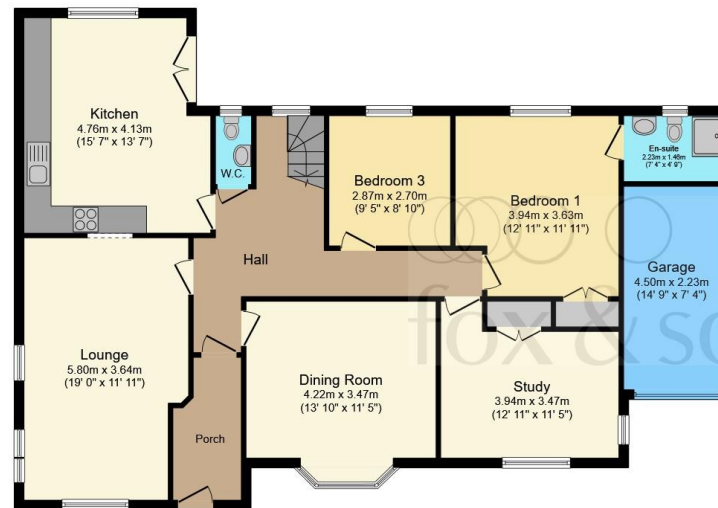
Parking

off road parking for multiple vehicles

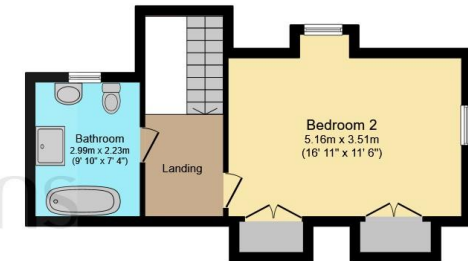
Garage

Agents Note

Under the terms of the Estate Agents Act 1979 (section 21) please note that the vendor of this property is an employee of the Connells Group".



Ground Floor



First Floor

Total floor area 163.2 sq.m. (1,757 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Holbrook Cottage Maple Avenue, Bexhill-On-Sea

- DETACHED CHALET BUNGALOW
- FOUR BEDROOMS
- EN-SUITE / SHOWER ROOM
- VERSATILE ACCOMODATION
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: D

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
BOS111576 - 0025

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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