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BURGESS & CO.
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17 Herbrand Walk, Bexhill-On-Sea, TN39 4TX

Offers Over
£1,200,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to bring to the market an incredibly rare opportunity to purchase this fabulous beach front detached chalet bungalow with uninterrupted SEA VIEWS in the prestigious Cooden area of Bexhill. Ideally located being within a short walk of The Relais Cooden Beach Hotel & Spa, Cooden mainline railway station and the exclusive Cooden Beach Golf Club. Bexhill Town Centre is within 2 miles providing an array of shopping facilities, restaurants and the iconic De La Warr Pavilion. The accommodation comprises a spacious entrance hall, a 25’3 living room, a sun room, a dining room, a kitchen, a utility room, a reception/bedroom, a bathroom, a separate w.c and a store room which connects to the pool room. To the first floor there are two double bedrooms, one with an en-suite bathroom. To the outside there is ample off-road parking to the front of the property with a wall enclosed west facing garden and a detached garage. The property is in need of modernisation throughout and would give someone the opportunity to create a unique and individual home. NOTE there is lapsed planning permission under Ref: RR/2019/1521/P to develop the site that could potentially be reinstated or amended. Viewing highly recommended by vendors sole agents.

Porch With storage cupboard, two windows to the front, door to	Bedroom/Reception 13'4 x 11'8 With radiator, two double glazed windows to the rear, double glazed window to the side, circular single glazed window to the side.
Entrance Hall 11'5 x 11'1 With radiator, understairs storage cupboard.	Dining Room 10'2 x 8'8 With glass door to
Living Room 25'3 x 12'4 With two radiators, feature fireplace with surround & hearth, double glazed door with double glazed window to either side providing access to the side garden, single glazed window to the rear with sea view, single glazed window overlooking the Sun Room, double doors leading to	Store Room 9'2 x 6'9 With pool pumps, single glazed circular frosted window to the rear. Sliding door to
Sun Room 14'3 x 6'3 With partly wooden panelled walls, double glazed windows to two sides, double glazed patio doors leading to the rear garden.	Pool Room 20'1 x 11'0 With swimming pool, double glazed window, double glazed door to the rear.
Kitchen 13'9 x 10'6 Comprising a range of wall & base units, Range Master cooker, worksurface with inset sink unit, radiator, pantry cupboard, double glazed window to the side. Door to	First Floor Landing With radiator, two cupboards, double glazed window to the front.
Utility Room 13'3 x 8'9 Comprising wall & base units, worksurface with inset sink unit, Vaillant boiler, secondary glazed window to the front, double glazed window to the side.	Bedroom 16'8 x 9'3 With built-in wardrobe & dressing table, radiator, dual aspect with double glazed windows to the side & rear. Opening to
Bathroom 8'0 x 6'0 With partly tiled walls, radiator, pedestal wash hand basin, panelled bath, circular single glazed window to the side, double glazed frosted window to the front.	En-suite Bath/Shower Room 9'5 x 9'1 Comprising panelled bath, step up to separate shower cubicle, low level w.c, pedestal wash hand basin, partly tiled walls, radiator, door to eaves storage, double glazed window to the side.
Separate W.C 4'0 x 3'1 With low level w.c, partly tiled walls, double glazed window to the front.	Bedroom 19'8 x 11'9 With two radiators, pedestal wash hand basin, dual aspect with double glazed window to the side & rear.
	Outside To the front there is a carriage driveway providing parking for multiple vehicles, a detached garage and gated access to both sides. To the rear there is an area of patio leading to an area of lawn to the side as well as direct access to the beach.

NB

Under the 1979 Estate Agents Act, we must advise you that the vendor of this property has a connection to our company. Council tax band: G

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

