

**RUSH
WITT &
WILSON**



Flat 1, 7a Clavering Walk, Bexhill-On-Sea, East Sussex TN39 4TW
£465,000

A rare opportunity to acquire this large and impressive three bedroom, first floor maisonette with large private and secluded south facing rear garden, ideally located in this highly sought after road of Cooden Beach. Offering bright and spacious accommodation throughout, the property comprises a private entrance, bay fronted lounge/diner, fitted kitchen, three double bedrooms, family bathroom and a separate wc. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property boasts its own large private and secluded south facing rear garden with direct access leading to the Cooden Golf Club, whilst to the front of the property there is a gated driveway providing off road parking leading to the single garage. Ideally situated on this sought after and prestigious road of West Bexhill, within easy walking distance to Cooden Beach, mainline rail station and Cooden Beach Hotel, whilst still being only a short walk to Little Common with its wide range of amenities. Offered with NO ONWARD CHAIN and a SHARE OF FREEHOLD. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning and unique apartment in this popular location. Council TAX Band D.



Entrance Lobby

Glass panelled private entrance front door leading to the ground floor entrance lobby. Double glazed window to the side elevation, stairs leading to the first floor, open under-stairs storage space, parquet flooring.

First Floor Landing

Large landing with double glazed windows to the front and rear elevations, two radiators, large range of bespoke fitted storage cupboards providing ample storage space and with fitted shelving, large linen cupboard with slatted shelving and storage cupboard above, airing cupboard housing the hot water cylinder with slatted shelving and storage cupboard above, access to loft space.

Kitchen/Breakfast Room

11'2 x 8'8 (3.40m x 2.64m)
Double glazed window to the side elevation, radiator, modern fitted kitchen with a range of matching wall and base level units with straight edge work top surfaces, sink with drainer and mixer tap, space for freestanding cooker, space for fridge & freezer.

Lounge/Diner

19'4 x 15'11 (5.89m x 4.85m)
Double glazed windows to the side elevations, double glazed bay window with window seat to the rear elevation, two radiators, feature fireplace with open fire.

Bedroom One

15'10 x 15'2 (4.83m x 4.62m)
Double glazed bay window to the rear elevation, radiator, large range of fitted wardrobes with hanging space, shelving and storage cupboards above.

Bedroom Two

15'10 x 10'9 (4.83m x 3.28m)
Double glazed window to the side elevation, radiator, two bespoke fitted alcove cupboards.

Bedroom Three

15'2 x 11'10 (4.62m x 3.61m)
Double aspect with double glazed windows to the front and both side elevations, radiator, fitted wardrobe with hanging space and storage cupboard above.

Bathroom

Modern fitted bathroom suite comprising w.c low level flush, large walk in shower cubical with chrome shower controls, wash hand basin, chrome heated towel rail.

Separate WC

Obscured double glazed window to the side elevation, low level wc, wall mounted wash hand basin, tiled floor.

Outside

Front Garden

Gated shingled laid driveway providing off road parking in front of the single garage.

Single Garage

18'4" x 9'0" (5.60 x 2.75)
Double glass panelled barn style doors, single glazed windows to the rear elevation.

Rear Garden

Pathway down the side of the property leading to the the large, private and secluded south facing rear garden, mainly laid to lawn with some mature plants, shrubs and hedging and trees, gated access at the rear of the garden with direct access into the Cooden Golf Club.

Garage

With double opening doors.

Lease and Maintenance

SHARE OF FREEHOLD. Maintenance is split 50% as and when needed. The vendors also currently pay £30 every 2 weeks for maintenance to the communal gardens between March and October

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – D



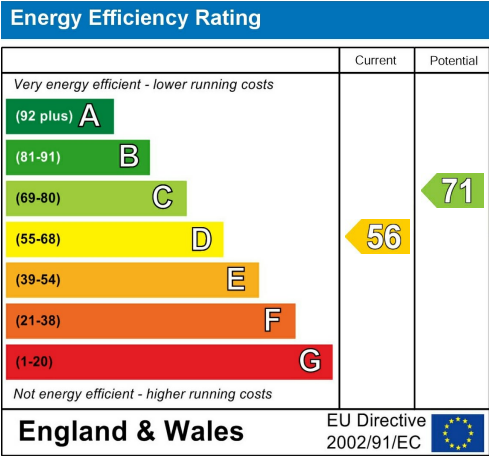
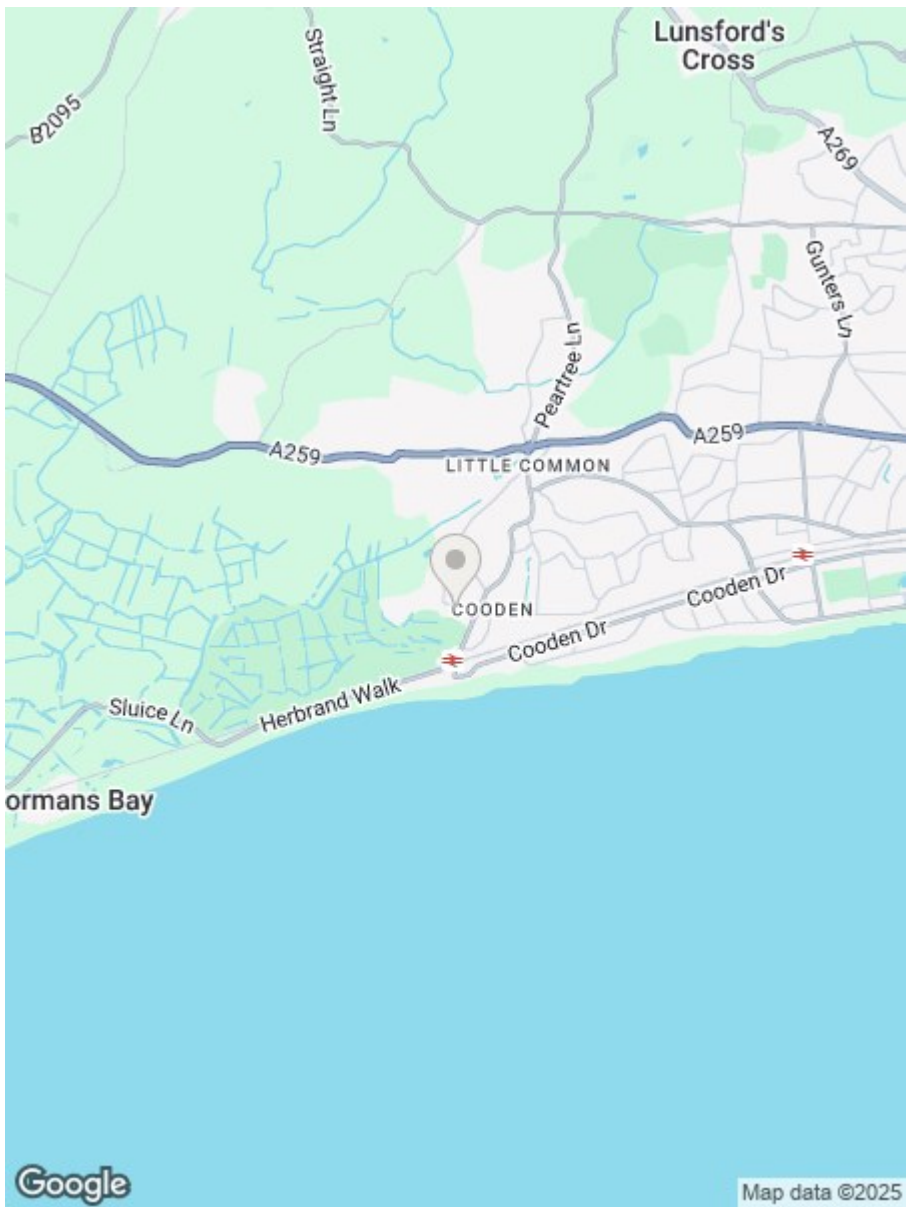
FIRST FLOOR
1444 sq.ft. (134.1 sq.m.) approx.



TOTAL FLOOR AREA: 1677 sq.ft. (155.8 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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