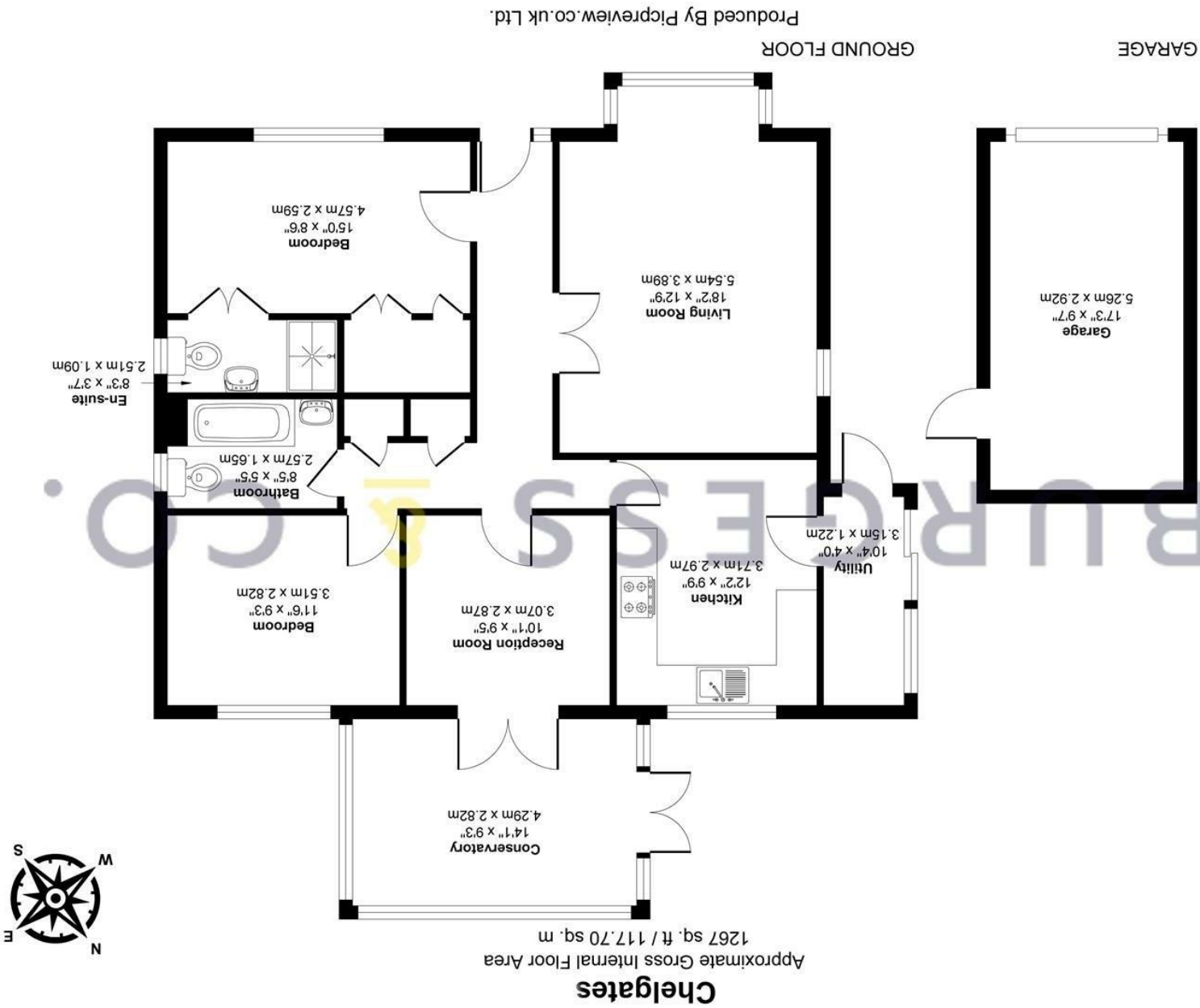




BURGESS & CO.
01424 222255

1 Chelgates, Bexhill-On-Sea, TN39 3BU

Offers Over
£500,000 Freehold



****NO ONWARD CHAIN**** Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in a quiet private road in a sought after area of Cooden. Ideally located being a short walk from Cooden beach, hotel, golf course, mainline railway station with bus services, and a convenience shop. Little Common Village is under a mile away with its array of shops, doctors surgery and restaurants. The accommodation is arranged to provide an entrance hall, an 18'2 dual aspect living room, a kitchen, a utility room, a further reception room, a conservatory, two double bedrooms one with an en-suite shower room, and a bathroom. The property benefits from double glazing, gas central heating, ample off road parking, a garage, and a particular feature is the enclosed 'wrap around' rear garden. Viewing is essential to not only appreciate the location, but all that this property has to offer.

Entrance Hall

With radiator, two fitted cupboards.

Living Room

18'2 x 12'9

With two radiators, feature fireplace, double glazed window to the side, double glazed box bay window to the front.

Reception Room

10'1 x 9'5

With radiator, double glazed door to

Conservatory

14'1 x 9'3

With dwarf brick walls, double glazed windows & roof, double glazed French doors to the garden.

Kitchen

12'2 x 9'9

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, inset electric hob with extractor fan over, fitted eye level double oven, space for washing machine & standing fridge/freezer, radiator, double glazed window to the rear. Door to

Utility

10'4 x 4'0

Comprising matching wall & base units, worksurface, space for

tumble dryer, double glazed window, double glazed patio door to the garden.

Bedroom One

15'0 x 8'6

With radiator, fitted cupboards, double glazed window to the front. Door to

En-suite Shower Room

8'3 x 3'7

Comprising shower cubicle, pedestal wash hand basin, low level w.c, tiled walls, double glazed frosted window to the side.

Bedroom Two

11'6 x 9'3

With radiator, double glazed window to the rear.

Bathroom

8'5 x 5'5

Comprising bath with shower over & screen, wash hand basin, low level w.c, tiled walls & floor, chrome heated towel radiator, double glazed frosted window to the side.

Garage

17'3 x 9'7

With up & over door, door to the side.

Outside

To the front there is a lawned area of garden, flowerbeds

housing mature plants & shrubs, and a block paved driveway providing off road parking leading to a detached garage. To the rear there is a wrap around garden comprising patio areas, area of lawn, flowerbed borders housing mature shrubs & trees, being enclosed by fencing with gated side access.

NB

Council tax band: E

Energy Efficiency Rating

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