

Abbott & Abbott

Estate Agents, Valuers and Lettings

11 Hartfield Road, Bexhill-on-Sea, TN39 3EA

£895,000

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Bexhill-on-Sea, TN39 3EA

£895,000



- DETACHED FAMILY HOME
- FOUR RECEPTION ROOMS
- SOUTH FACING GARDEN
- CLOSE BEACH
- FAVOURED COODEN
- FIVE BEDROOMS
- FAMILY BATHROOM + TWO EN SUITES
- DOUBLE GARAGE/DRIVEWAY
- NO CHAIN
- 1990S BUILT

Abbott and Abbott are offering for sale this most spacious detached five bedroom/four reception room family home with accommodation in excess of 2500 square feet. There is a double garage and large driveway with parking facilities for numerous vehicles.
The house built to a high standard by a local builder in the 1990s is located in a prestigious position in Cooden, within a few minutes walk of the beach having a South facing garden.
There is gas central heating, double glazing and good quality kitchen/bathroom facilities.
No onward chain related to the sale of this home.





ENTRANCE HALL	
STUDY	11'10" x 8'0" (3.61 x 2.44)
LIVING ROOM	19'10" x 13'10" (6.07 x 4.24)
DINING ROOM	13'10" x 10'9" (4.24 x 3.30)
KITCHEN	20'8" x 12'4" (6.30 x 3.78)
CONSERVATORY	12'9" x 12'0" (3.91 x 3.68)
UTILITY ROOM	
CLOAKROOM	
GALLERIED LANDING	
BEDROOM 1	14'6" x 14'0" (4.42 x 4.27)
EN SUITE BATHROOM	
BEDROOM 2	17'8" x 11'10" (5.41 x 3.63)
EN SUITE SHOWER ROOM	



BEDROOM 3	14'0" x 10'11" (4.27 x 3.35)
BEDROOM 4	13'3" x 12'5" (4.06 x 3.81)
BEDROOM 5	11'1" x 8'0" (3.38 x 2.44)
BATHROOM	
DOUBLE GARAGE	18'4" x 17'8" (5.59 x 5.41)
FRONT GARDEN	
SOUTH FACING REAR GARDEN	
DOUBLE DRIVEWAY	







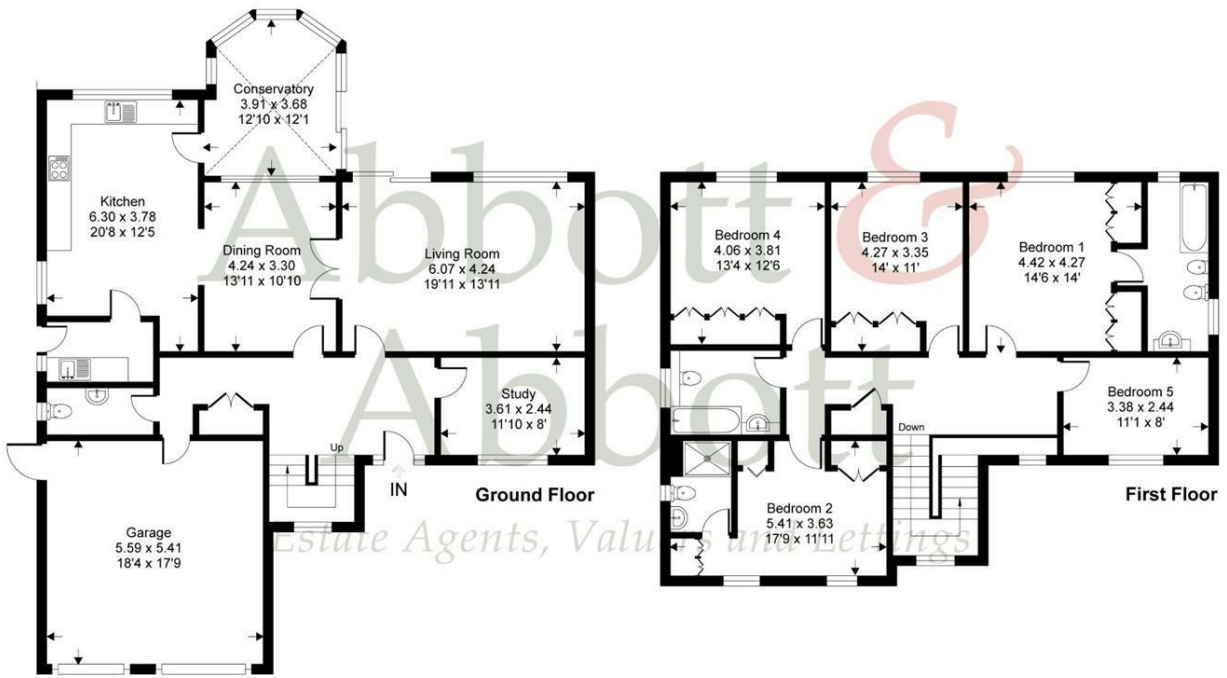








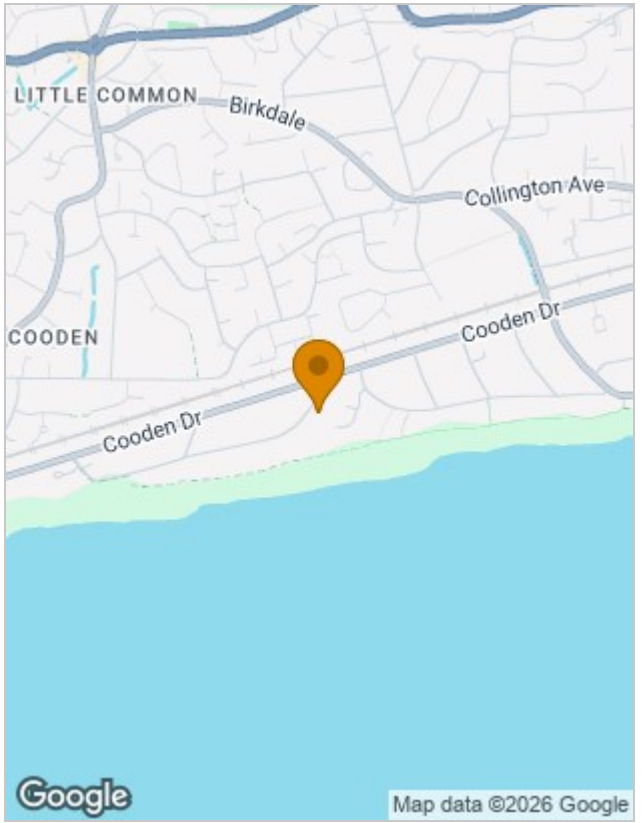
Floor Plans



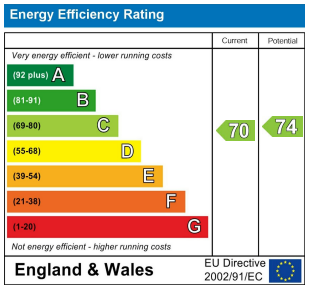
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

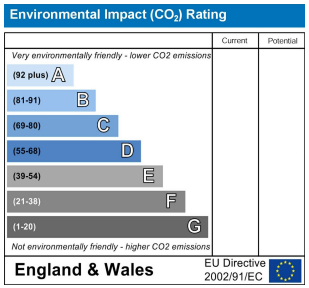
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Location Map



Energy Performance Graph





Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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