

# Abbott & Abbott

Estate Agents, Valuers and Lettings



Furrows Maple Avenue, Bexhill-on-Sea, TN39 4ST

Offers In Excess Of £800,000





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# Furrows Maple Avenue

Bexhill-on-Sea, TN39 4ST

- Delightful individual detached house of exceptional charm & character
- Two large reception rooms including 21' x 20'4 sitting room
- Main bedroom suite with en suite bathroom and walk-in wardrobe
- Double garage with turntable approached by long driveway with double gates
- Private road of individual, high-calibre properties in sought-after Cooden.
- Three double bedrooms - all with wardrobes
- Good size kitchen complimented by utility area
- Beautifully maintained and private gardens
- Distinctive design with 'eyebrow' windows
- Only minutes from Cooden Beach golf course, railway station and seafront

## OFFERS IN EXCESS OF £800,000

Situated within five minutes walk of Cooden Beach Golf Course, and within ten minutes of the beach at Cooden, Abbott and Abbott Estate Agents are delighted to offer for sale this delightful individual detached house of exceptional charm and character, offering bright, well-proportioned and beautifully presented accommodation and situated in one of the choicest locations in the town. Built in the early 1950's by local quality builders, Parker & Cole, to a highly distinctive design with attractive 'eyebrow' windows, the property offers just over 2000 sq ft of excellent accommodation which includes three double bedrooms - each with built-in wardrobes and the main bedroom suite with walk-in wardrobe and en suite bathroom with roll-top bath, two large reception rooms, including a lovely 21' x 20'4 double aspect sitting room, a good size kitchen/breakfast room and a bath/wet room with contemporary suite including a freestanding bath. Outside, the property is set in private, well matured gardens and a long driveway leads to a detached double garage with, unusually, a turntable.

The property is situated in a private road of individual, high-calibre properties, approximately half way (half a mile) between Cooden Beach railway station, golf course and seafront, and Little Common shops and services. Bexhill town centre is about two miles distant.

This is a rare opportunity to purchase a house of such individual design and quality in this fine and much sought-after location.



### Entrance Vestibule

### Cloakroom

**Entrance Hall** 11'10 x 9'6 (3.61m x 2.90m)

**Spacious Sitting Room** 21' x 20'4 (6.40m x 6.20m)

### Dining Room

17'9 x 10'10 plus wide square bay window (5.41m x 3.30m plus wide square bay window)

### Kitchen/Breakfast Room

26'3 max x 13'9 max (8.00m max x 4.19m max)

### Rear Lobby

### First Floor Landing

**Main Bedroom Suite** 17'9 x 15'1 (5.41m x 4.60m)

**En Suite Bathroom** 10'2 x 5'7 (3.10m x 1.70m)

**Bedroom Two** 14'1 x 12'6 (4.29m x 3.81m)





**Bedroom Three** 12'2 x 10'10 (3.71m x 3.30m)  
**Bath/Wet Room**  
**Detached Double Garage** 20'4 x 19'4 (6.20m x 5.89m)  
**Beautiful Gardens**  
**Council Tax Band: F (Rother District Council)**  
**EPC Rating: D**  
**Private Road Charge: £240 pa**

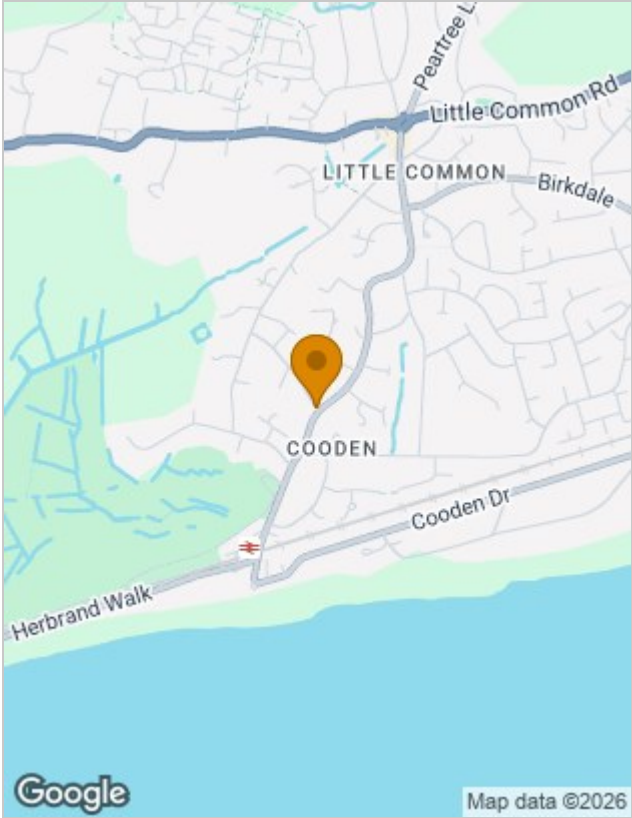




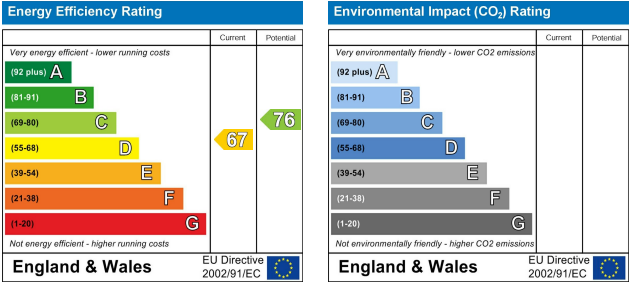
Floor Plans



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.