Abbott & Abbott

Estate Agents, Valuers and Lettings

17 Clavering Walk, Bexhill-on-Sea, TN39 4TW

Guide Price £1,150,000

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17 Clavering Walk

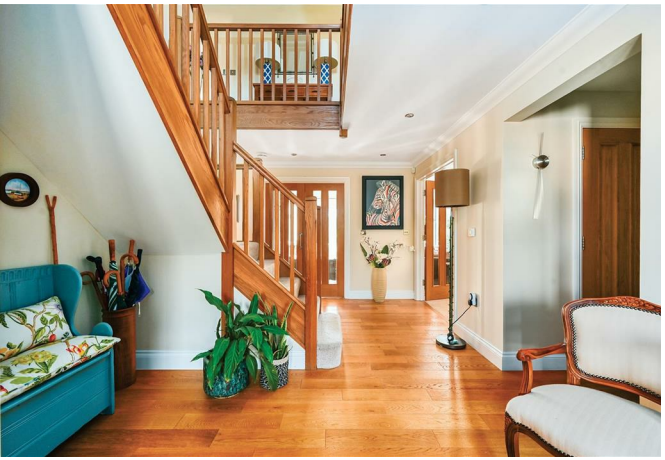
Bexhill-on-Sea, TN39 4TW

- Beautifully presented and well proportioned detached house in one of Bexhill's premier roads
- Three excellent reception rooms including a double aspect sitting room with bi-fold doors onto the gardens
- Private south-facing rear garden backing directly onto Cooden Beach golf course
- Large double garage and extensive parking approached by electric double gates
- Internal inspection highly recommended
- Four good bedrooms - two with en suite facilities
- Simply superb and well equipped kitchen/breakfast room with 14'7 high vaulted ceiling
- Detached pool house with 'Endless Pool' and adjacent hot tub
- Situated within a few hundred yards of Cooden Beach Golf Course, station and seafront

Abbott and Abbott Estate Agents offer for sale this beautifully presented and very well proportioned detached house, situated in one of Bexhill's premier roads, on a good size, private plot approached by electric gates, and backing directly onto Cooden Beach Golf Course. Built in 2011 by a local contractor, the property offers around 2600 sq ft (240 sq m) of bright and highly versatile accommodation, with principal rooms having a south aspect and outlook over the rear garden. A large entrance hall provides access to three good reception rooms, including a lovely double aspect sitting room with bi-fold doors opening directly onto the rear garden. There is also potential for a ground floor suite, with cloak/shower room - ideal for a retired relative or teenager needing their own space. A part-galleried first floor landing provides access to four bedrooms - two with en suite facilities, and a very spacious bath/shower room. A particular feature is the simply superb kitchen/breakfast room - well equipped with an extensive range of storage units and integrated appliances, plus a 14'7 (4.45m) high vaulted ceiling to the breakfast area with a large, triangular south-facing picture window overlooking the rear garden.

Outside, an extensive block-paved driveway leads to an integral double garage, and the property is set in large, private and mature gardens. Another feature is an 'Endless Pool' - set in its own pool house and providing a resistance swimming experience, with an adjacent hot tub. Gas central heating is supplied by a recently installed (2024) boiler, complimented by solar panels, and there are uPVC double glazed windows and exterior doors throughout.

The property is delightfully situated in this choice and much sought-after road of large, individual properties, only a few hundred yards from Cooden Beach railway station, the golf course and the seafront. Little Common shops and services are about a mile, with Bexhill town centre just two miles.



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Spacious Entrance Hall	18'8" x 18'4" (5.69m x 5.59m)
Cloak/Shower Room	
Sitting Room	19'7" x 16'0" (5.99m x 4.90m)
Study	12'2 x 8'6 (3.71m x 2.59m)
Dining Room	12'6 x 11'10 (3.81m x 3.61m)
Superb Kitchen/Breakfast Room	22' x 18'1 (6.71m x 5.51m)
Utility Room	
Part-Galleried First Floor Landing	18'4" x 10'2" (5.59m x 3.10m)
Main Bedroom Suite	
Bedroom	18'11" x 16'4" (5.79m x 5.00m)
En Suite Bath/Shower Room	12'10 x 5'11 (3.91m x 1.80m)

Bedroom Two	16'5 x 14'1 (5.00m x 4.29m)
En Suite Shower Room	9'6 x 5'1 (2.90m x 1.55m)
Bedroom Three	15'9 x 11'10 (4.80m x 3.61m)
Bedroom Four	12'10 x 10'10 (3.91m x 3.30m)
Spacious Bath/Shower Room	12'10 x 11'2 (3.91m x 3.40m)

Outside

Integral Double Garage	18'8 x 18'1 (5.69m x 5.51m)

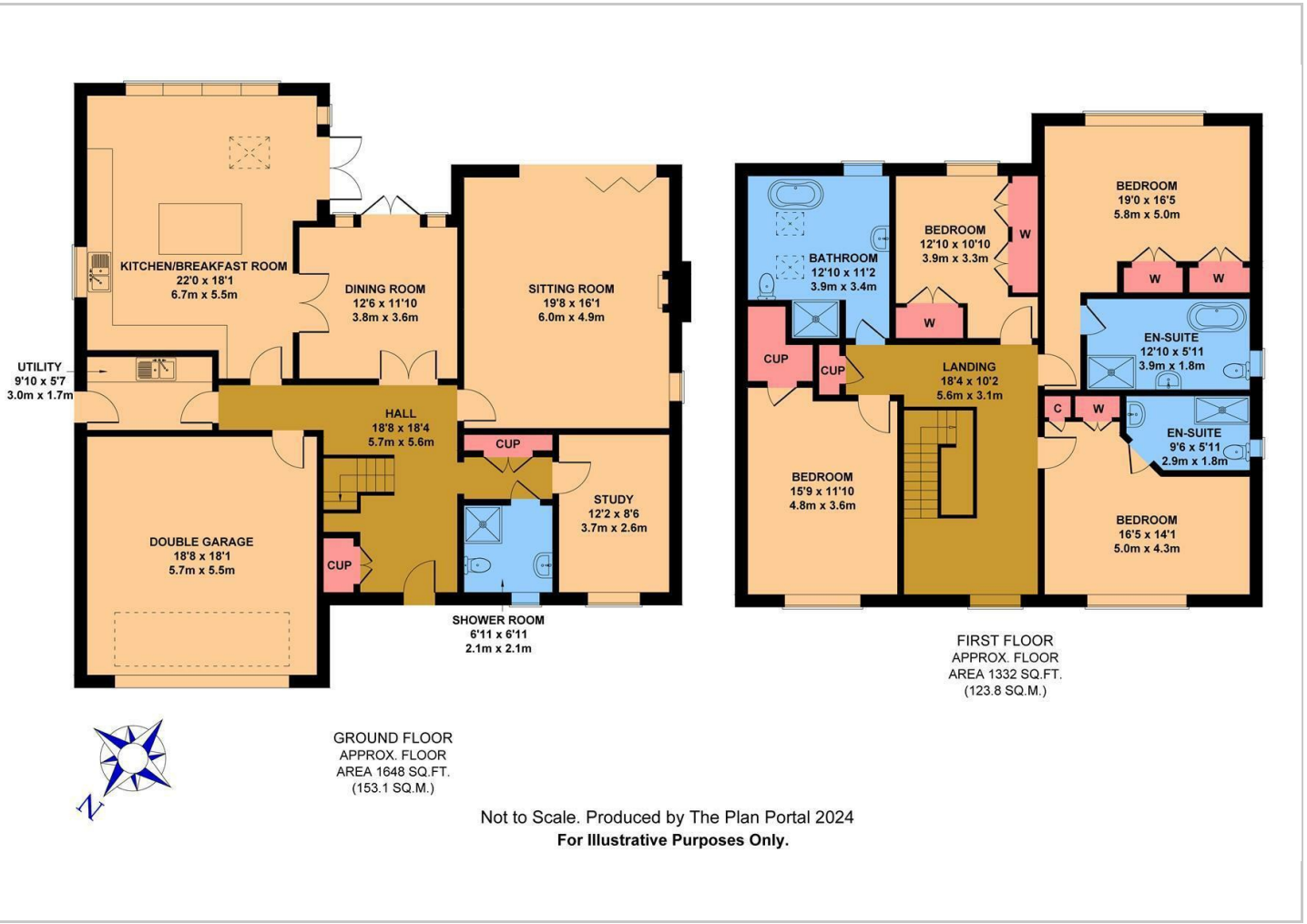
Private Gardens

Endless Pool

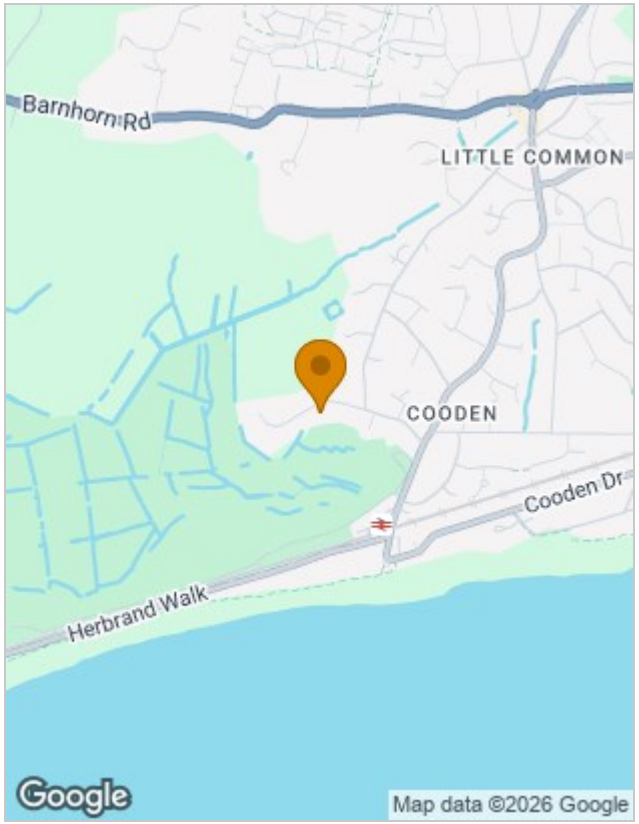
Council Tax Band: G (Rother District Council)

EPC Rating: A

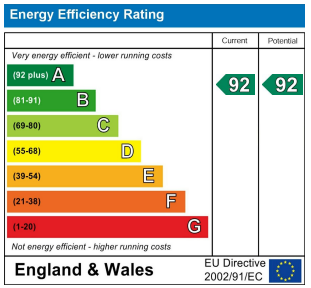
Floor Plans

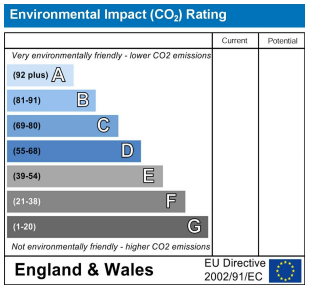


Location Map



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.

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