

# Abbott & Abbott

Estate Agents, Valuers and Lettings



5 Eden Drive, Bexhill-On-Sea, TN39 3RL

£595,000





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# 5 Eden Drive

Bexhill-On-Sea, TN39 3RL

- Outstanding detached residence with beautifully presented accommodation
- Superb open-plan kitchen/dining/lounge with bi-fold doors, wood burner, and quality integrated appliances
- Utility room
- Off-road parking for one car
- Quiet, much favoured and well matured West Bexhill location
- Three good bedrooms - with main suite with walk-in wardrobe and stylish en suite shower
- Elegant main bathroom with contemporary suite
- South-facing rear garden with extensive porcelain-tiled terrace
- Gas central heating from newly installed (2025) boiler and aluminium-framed double glazed windows
- No onward chain

Designed by a local architect, this outstanding detached residence is offered for sale with no onward chain. Extensively re-modelled and significantly improved, the property is situated in a quiet, well matured, and much favoured area of West Bexhill, easily accessible to the town centre and the seafront. Originally built in the 1950's by local builders, R A Larkin, the property has recently undergone a complete renovation and now provides a highly individual home with well-proportioned accommodation and contemporary styling. The centrepiece of the property is a superb, south-facing 28'9 open-plan kitchen/dining/lounge, with wood burner, wide bi-fold doors onto the rear garden, and a splendid kitchen with quartz work surfaces and quality integrated appliances. The property provides three bedrooms - the main bedroom suite with en suite walk-in wardrobe and beautifully finished en suite shower, an exquisite bathroom with freestanding bath, and utility room. Outside, there is off-road parking for one car and pretty gardens, including a south-facing rear garden with an extensive porcelain-tiled terrace. Gas central heating is provided by a recently installed combi-boiler and new aluminium-framed double-glazed windows have been fitted throughout. The property has also been completely rewired and replumbed, with many power points featuring USB ports, and most rooms feature attractive oak-style herringbone flooring.

The property is well placed, approximately halfway (1 mile) between Bexhill town centre and Little Common. The seafront at West Parade is about half a mile and Collington Halt railway station, with services to Eastbourne, Brighton, London, and Gatwick Airport, is also nearby.

This is a quite exceptional property which must be viewed to be fully appreciated.



**Main Entrance Hall** 13'2 x 7'4 (4.01m x 2.24m)

**Superb Open-Plan Kitchen/Dining/Lounge**  
28'9 max x 14 max (8.76m max x 4.27m max)

**Utility Room** 9'4 x 5' (2.84m x 1.52m)

**Contemporary Bathroom** 9'4 x 5'10 (2.84m x 1.78m)

**Main Bedroom** 14'3 x 12'3 (4.34m x 3.73m)

**Walk-in Wardrobe** 7'9 x 5' (2.36m x 1.52m)

**En Suite Shower**

**Bedroom Two** 11'8 x 11'8 (3.56m x 3.56m)

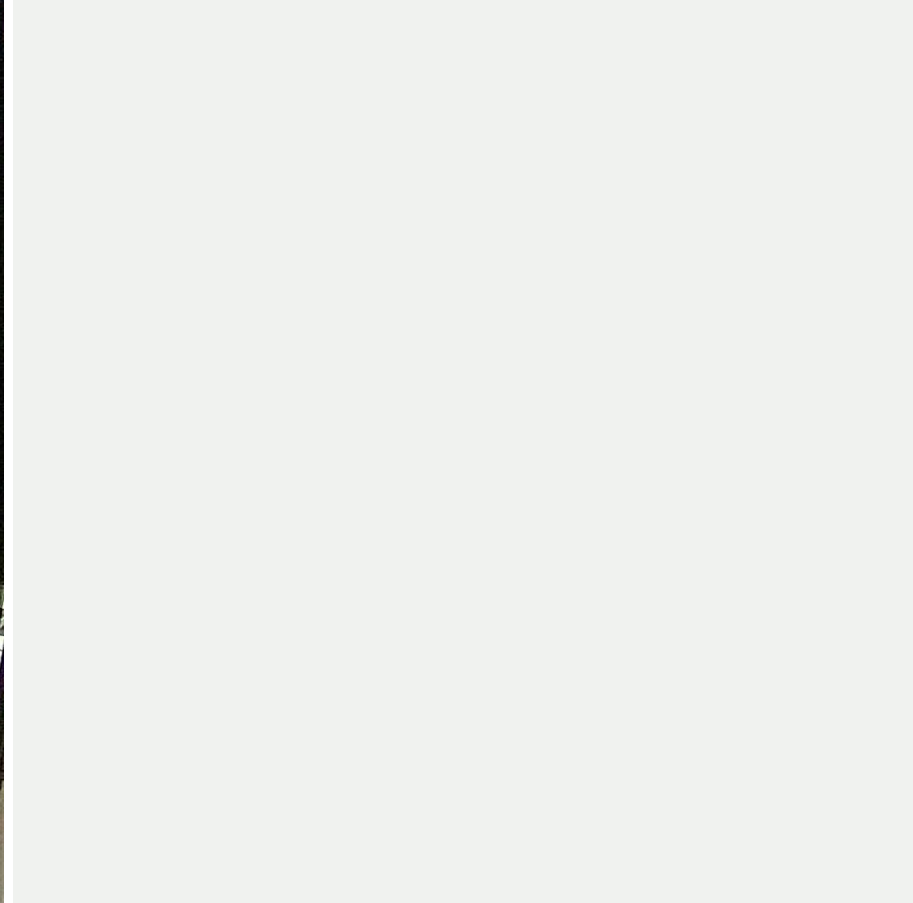
**Bedroom Three** 10'7 x 8'7 (3.23m x 2.62m)

**Off-Road Parking**

**Mature Gardens, with South-Facing Rear Garden**

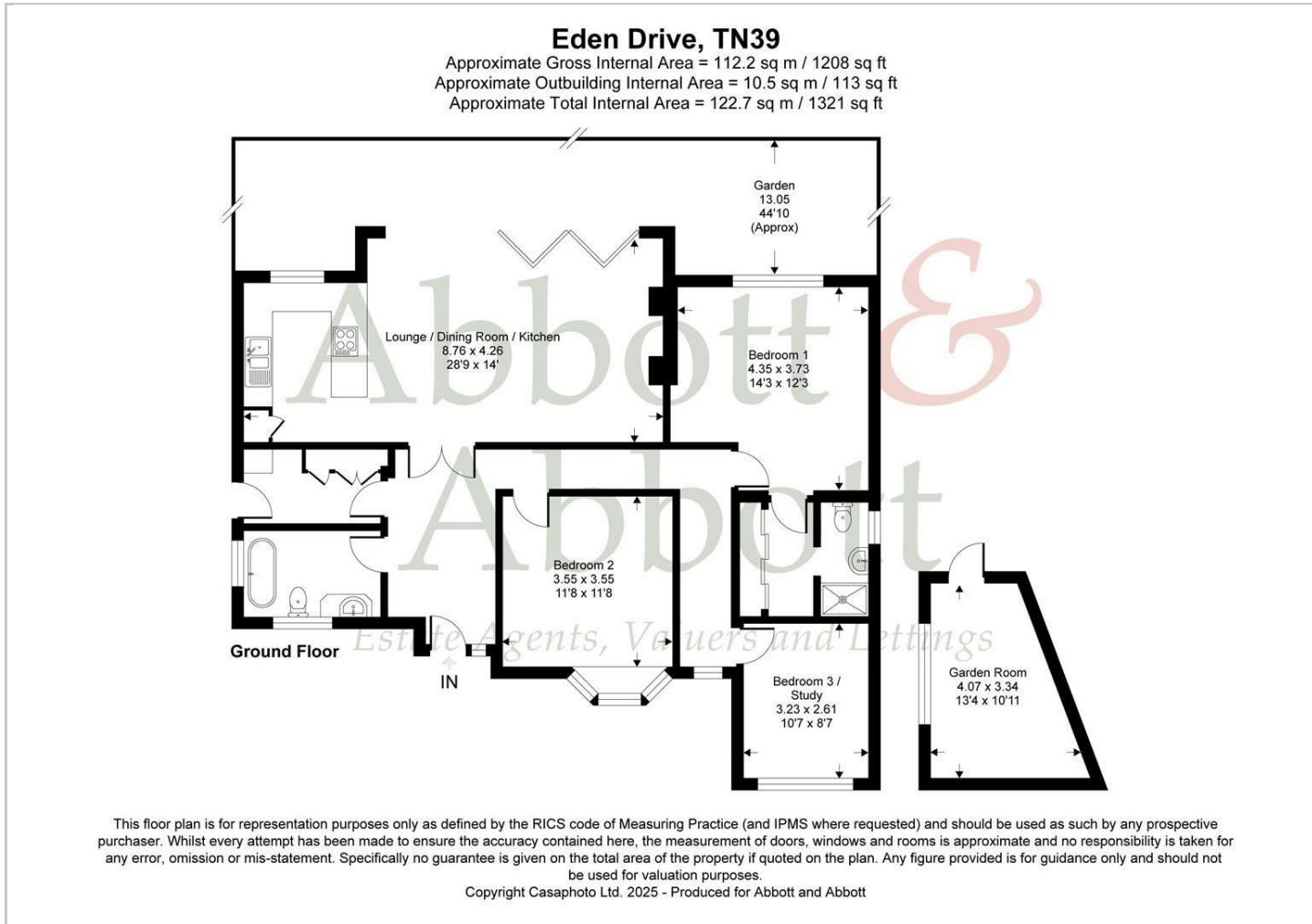
**Council Tax Band: E (Rother District Council)**

**EPC Rating: D**





## Floor Plans



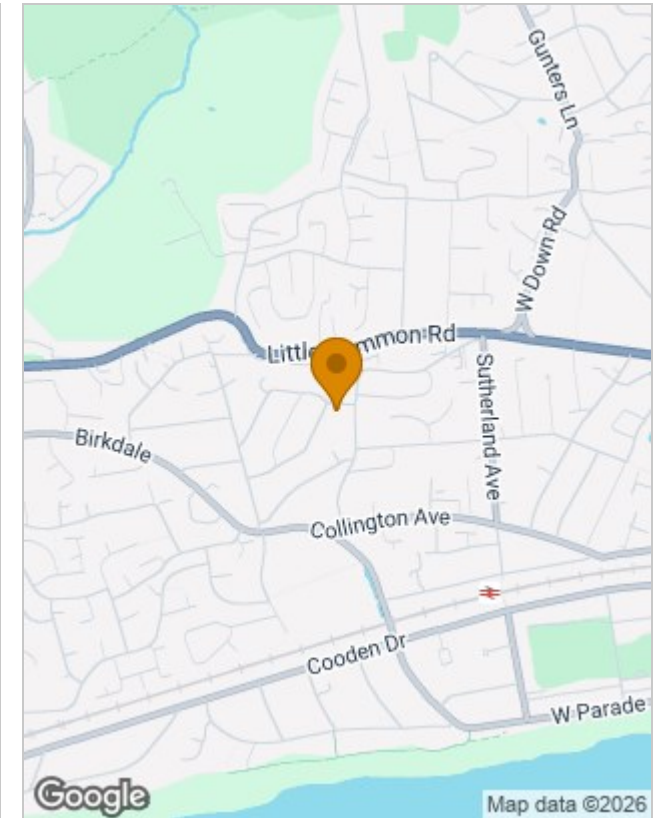
## Viewing

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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## Location Map



## Energy Performance Graph

