

Abbott & Abbott

Estate Agents, Valuers and Lettings



5 Hartfield Road, Bexhill-On-Sea, TN39 3EA

£825,000





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5 Hartfield Road

Bexhill-On-Sea, TN39 3EA

- Superb detached house in highly favoured road in Cooden
- Superb 31'8 kitchen/breakfast room with bi-fold doors to rear garden
- Integral double garage
- Only a few hundred yards from beach at Beaulieu Road & South Cliff
- Five bedrooms - two with en suite facilities
- Three reception rooms - including 19'10 double aspect lounge
- Gas central heating and uPVC double glazed windows and exterior doors
- No onward chain

Abbott and Abbott Estate Agents offer for sale, with no onward chain, this superb detached house, situated in one of the most favoured roads in the town, just a few hundred yards from the beach in Beaulieu Road and South Cliff. Built around 1990 by local quality builders, Freshfield Properties, the property provides highly spacious, family-size accommodation of around 2500 sq ft, which includes five bedrooms - two with en suite facilities, three reception rooms including a 19'10 double aspect living room, bathroom and cloakroom with contemporary suites and a spacious entrance hall. A particular feature of the property is the superb 31'8 kitchen/breakfast room, with both bi-fold and sliding patio doors opening onto the rear garden, and an attractive units with integrated appliances, plus a separate utility room. Outside, there are pretty gardens and an integral double garage. Gas fired central heating is installed and there are uPVC double glazed windows and exterior doors.

Situated in a road of large individual properties, the property is just over a mile from the town centre and within easy reach of Cooden Beach railway station and golf course. The local Town Bus stops in nearby Cooden Drive.



L-Shaped Entrance Hall

18'7 max x 12'4 max (5.66m max x 3.76m max)

Cloakroom

Double Aspect Living Room

19'10" x 14'1" (6.05m x 4.29m)

Dining Room

15'7" x 10'10" (4.75m x 3.30m)

Study

14'1 x 7'8 (4.29m x 2.34m)

Superb Kitchen/Breakfast Room

31'8 x 12'5 (9.65m x 3.78m)

Utility Room

9 'x 5' (2.74m 'x 1.52m)

First Floor Landing

Bedroom One

15'7 x 15'2 (4.75m x 4.62m)

Spacious En Suite Bath/Shower Room

8'5 x 7'7 (2.57m x 2.31m)



Bedroom Two
17'8 max x 13'2 max (5.38m max x 4.01m max)

En Suite Shower Room

Bedroom Three 14'7 x 14 (4.45m x 4.27m)

Bedroom Four 12'11 x 10'2 (3.94m x 3.10m)

Bedroom Five 8'8 x 7'9 (2.64m x 2.36m)

Bathroom

Integral Double Garage 18' x 17'11 (5.49m x 5.46m)

Pretty Gardens

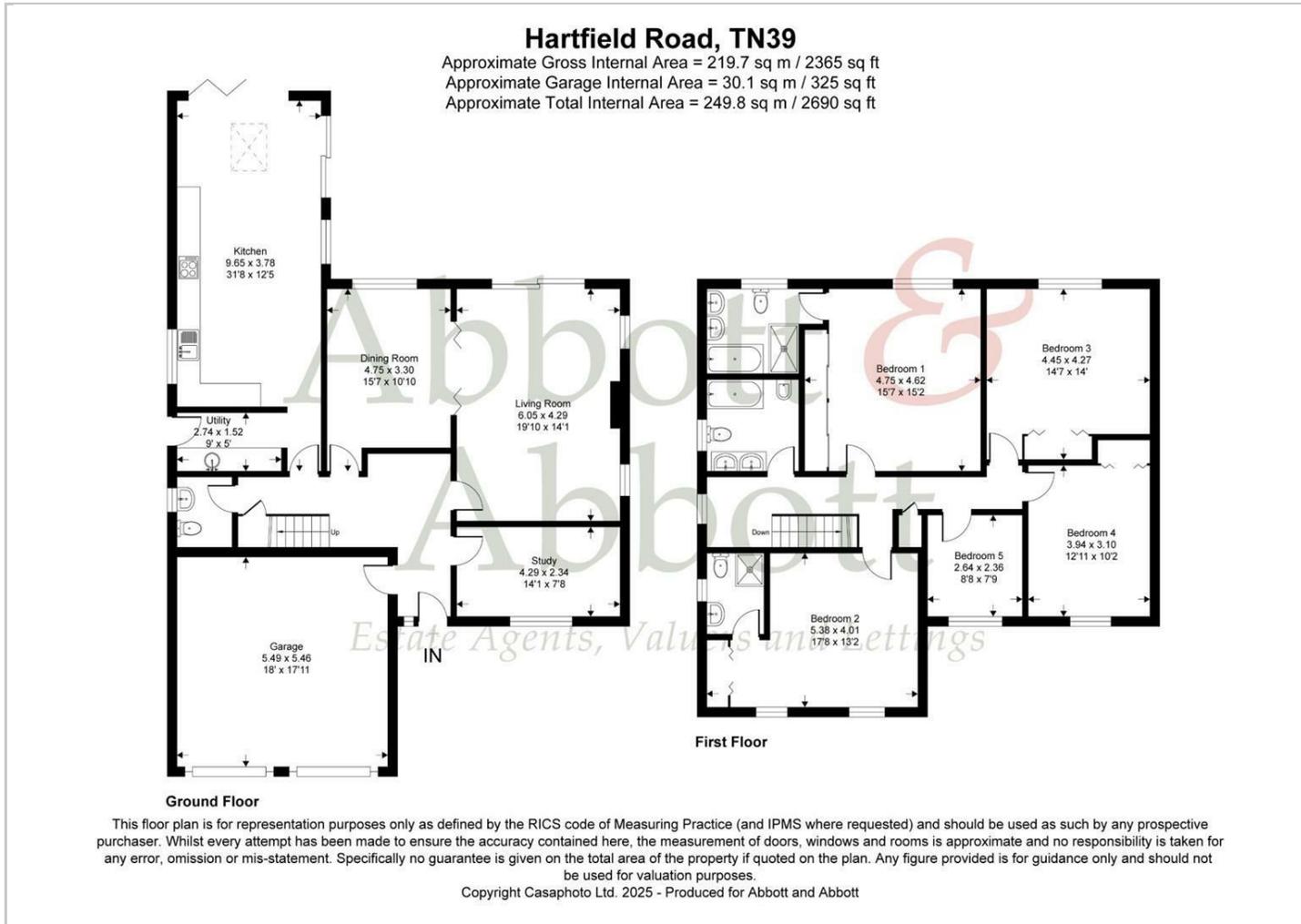
Council Tax Band: G (Rother District Council)

EPC Rating: D





Floor Plans



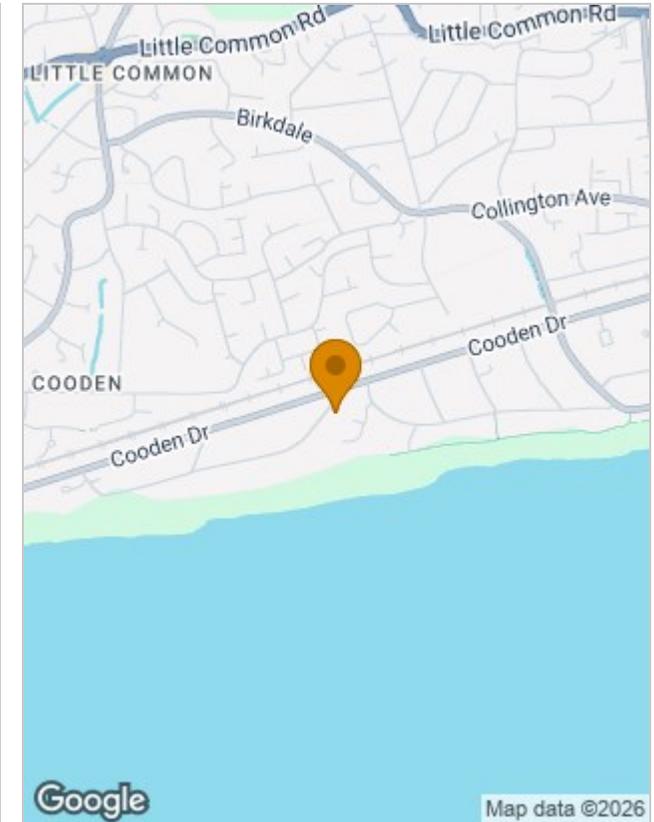
Viewing

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

