

# Abbott & Abbott

Estate Agents, Valuers and Lettings



Oak Cottage Maple Avenue, Bexhill-On-Sea, TN39 4ST

Price Guide £595,000



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# Oak Cottage Maple Avenue

Bexhill-On-Sea, TN39 4ST

- Charming detached chalet bungalow of considerable character in choice Cooden location
- Attractive kitchen with range of integrated 'Neff' appliances
- Lovely internal features - porcelain tiled floors to ground floor, ceiling beams, fireplaces, etc
- Mature gardens
- Much sought-after road of large, individual properties - easy reach to Cooden Beach
- Extremely versatile accommodation - with a potential for five bedrooms
- Ground floor bath/shower room and first floor bathroom with contemporary suites
- 'In & out' driveway providing garage access and ample off-road parking
- Gas central heating and uPVC double glazing
- No onward chain

Situated in one of the most sought-after roads in the town, Abbott & Abbott Estate Agents offer for sale, with no onward chain, this beautifully-presented detached chalet bungalow of considerable charm and character. Originally built in the 1930's, but much improved and extended into the roof space in more recent years, the property provides extremely versatile accommodation, with a potential for up to five bedrooms - two on the first floor - or an excellent level of reception space if preferred. There is also a charming double aspect living room with fitted wood burner, an attractive kitchen with a range of integrated 'Neff' appliances, a ground floor bath/shower room and first floor bathroom with freestanding bath - both with contemporary suites. There are lovely internal features, such as porcelain-tiled floors to most ground floor rooms, beamed ceilings to several ground floor rooms, fireplaces, and wooden doors with thumb latches. Outside, an 'in & out' driveway provides ample off-road parking and leads to a garage, and there is a mature rear garden. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated in a peaceful location, in a private road of large, individual properties, approximately halfway (half a mile) between Cooden Beach, with its railway station, golf course and seafront, and Little Common with its shops and services.

This is a delightful property in one of the choicest locations in the town. A viewing is highly recommended.



## Enclosed Entrance Porch

## Spacious Entrance Hall

**Charming Living Room** 13'11 x 13' (4.24m x 3.96m)

**Kitchen/Breakfast Room** 12'10 x 11'11 (3.91m x 3.63m)

**Bedroom Three** 11'10 x 11'5 (3.61m x 3.48m)

**Dining Room/Bedroom Four**  
12'11 x 11'6 (3.94m x 3.51m)

**Study/ Bedroom Five**  
13'11 max x 9'5 (4.24m max x 2.87m)

## Bath/Shower Room

## First Floor Landing

**Bedroom One** 16'4 x 12'7 (4.98m x 3.84m)

**Bedroom Two**  
13'6 max x 12'11 max (4.11m max x 3.94m max)





**Bathroom**

**Garage**

16' x 8'9 (4.88m x 2.67m)

**Mature Gardens**

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

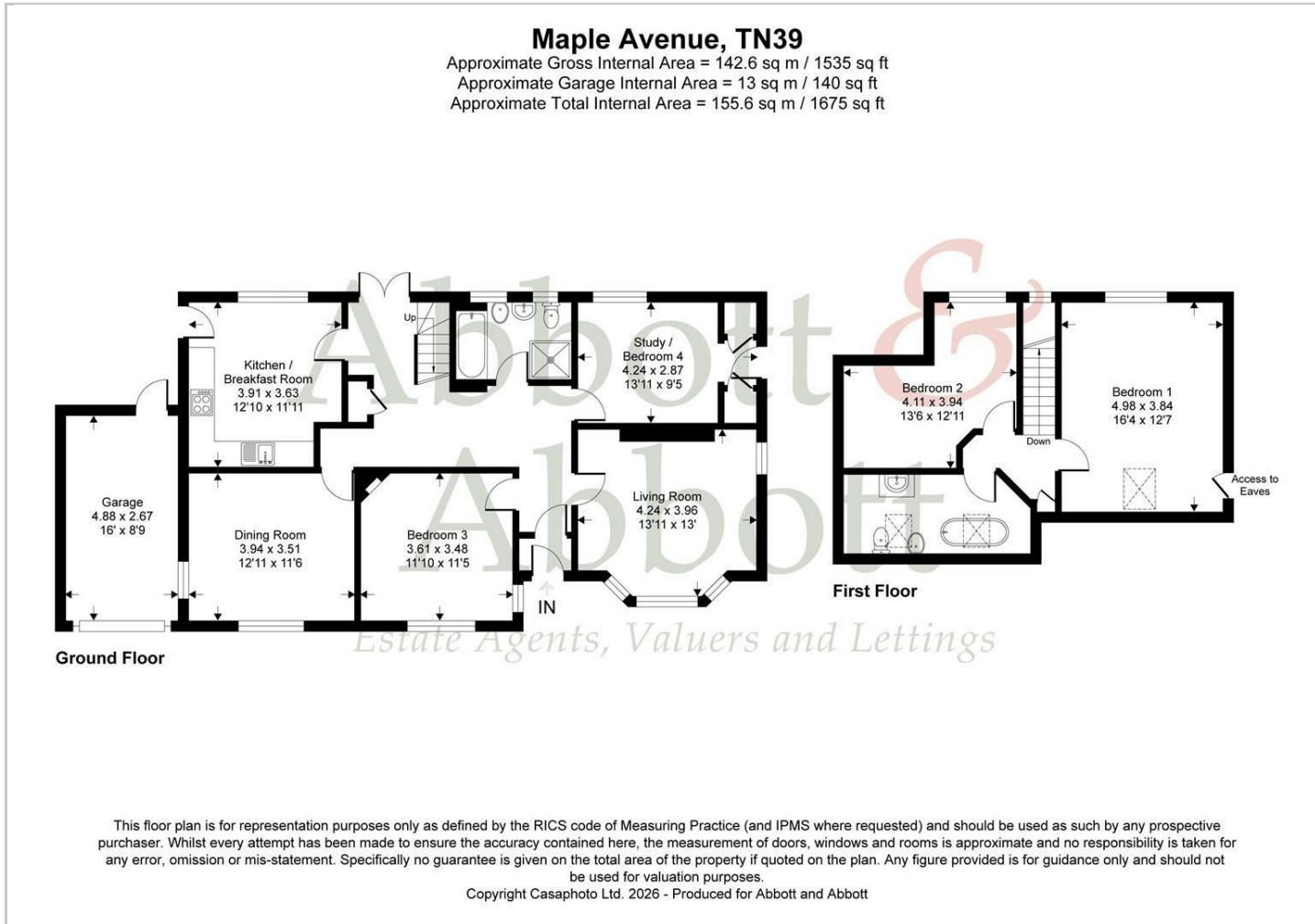
**EPC Rating: D**

**Private Road Charge: £240 pa**





## Floor Plans



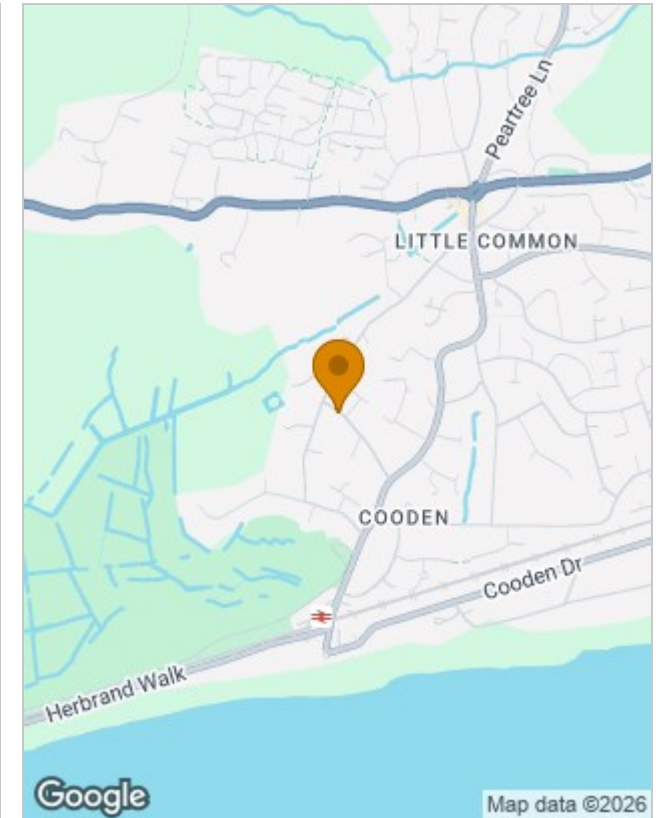
## Viewing

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

