Abbott & Abbott

Estate Agents, Valuers and Lettings



23 Clavering Walk, Bexhill-On-Sea, TN39 4TW

Guide Price £740,000

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23 Clavering Walk

Bexhill-On-Sea, TN39 4TW

- Most attractive detached chalet-style house in premier road in Cooden
- Two excellent reception rooms - including south-facing dining/living room overlooking garden
- Bath/shower rooms to ground and first floors
- Ample off-road parking and integral garage
- In need of some general updating
- Potential for four bedrooms - two on ground floor
- Good size kitchen complimented by utility room
- Good size plot with large, private, south-facing garden backing golf course
- Gas central heating & uPVC double glazed windows and exterior doors
- No onward chain

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this most attractive detached chalet-style house, situated in one of Cooden's most favoured and sought-after roads, set on a large plot backing directly onto Cooden Beach Golf Course. Built in the 1960's, the property is now in need of some general updating, but offers well-proportioned and highly versatile accommodation with a potential for four bedrooms - two on the ground floor, two excellent reception rooms - with a large sitting room and a south-facing dining/living room with bi-fold doors opening onto the rear garden, a good size kitchen complimented by a utility room, bath/shower rooms to the ground and first floors, and a cloakroom. Outside, the property is set well back from the road and approached by a brick-paved driveway providing ample off-road parking and access to an integral garage, with a large, private and south-facing rear garden. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is delightfully situated in this prime road of large, individual properties, only a few hundred yards from Cooden Beach railway station - with services to London, Brighton, Ashford, Hastings and Eastbourne, the golf course club house, and the seafront. Little Common shops and services are about a mile, with Bexhill town centre just two miles.





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Enclosed Entrance Porch

Entrance Hall

L-Shaped Inner Hall

Good Size Sitting Room 18'8 x 14'2 (5.69m x 4.32m)

South-Facing Dining/Living Room
21'7 x 12'9 (6.58m x 3.89m)

L-Shaped Kitchen
13'2 max x 13' max (4.01m max x 3.96m max)

Rear Lobby

L-shaped Utility Room
10'4 max x 7' max (3.15m max x 2.13m max)

Cloakroom

Bedroom Two 14'11 x 11'11 (4.55m x 3.63m)

Bedroom Three 11'11 x 11'11 (3.63m x 3.63m)



Bath/Shower Room

Spacious First Floor Landing

Bedroom One 15' x 13'11 (4.57m x 4.24m)

Bedroom Four 14'7 x 9'2 (4.45m x 2.79m)

Bath/Shower Room

Extensive Off-Road Parking

Integral Garage 18'6 x 10'4 (5.64m x 3.15m)

Mature Gardens

Council Tax Band: G (Rother District Council)

EPC Rating: C







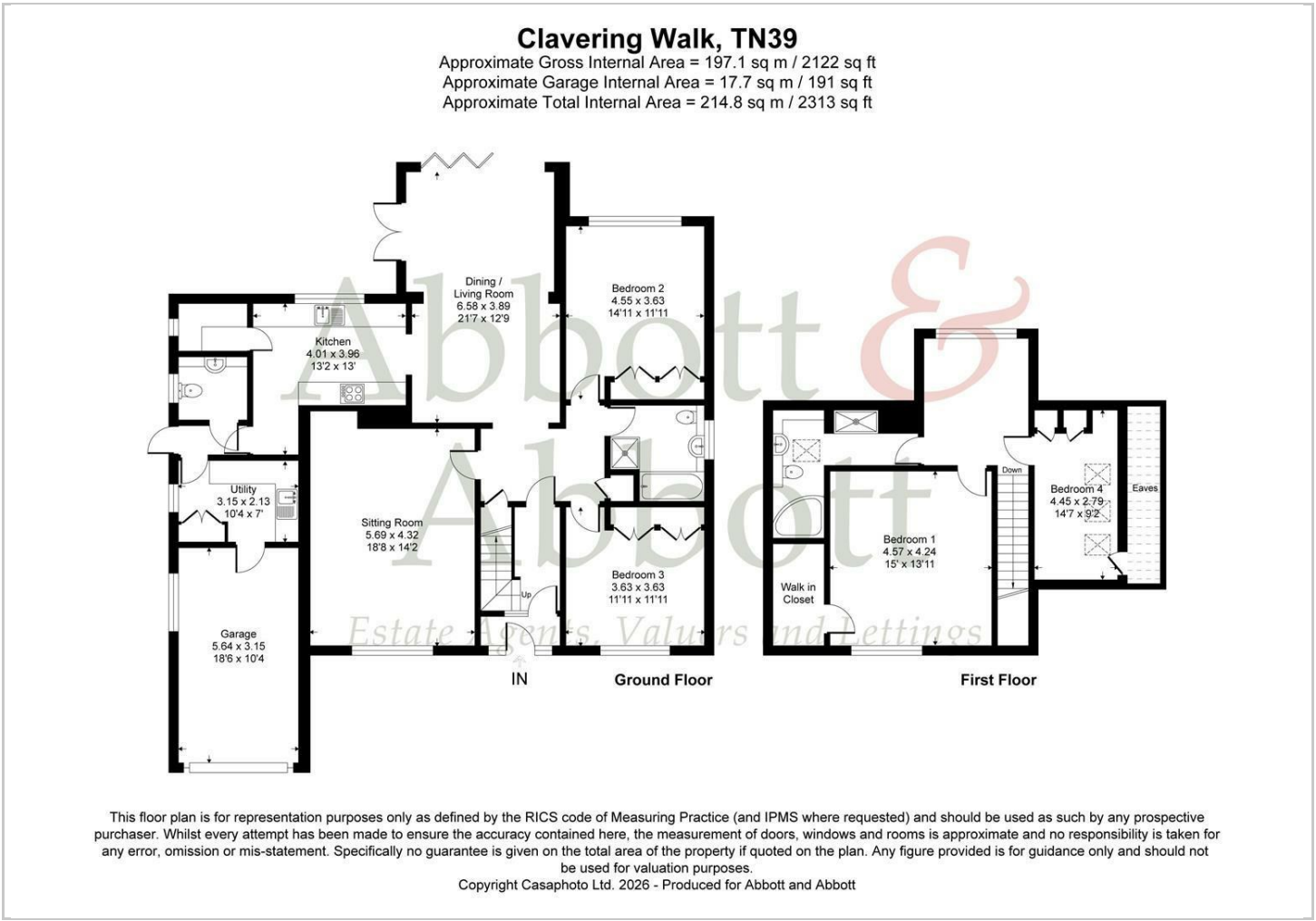

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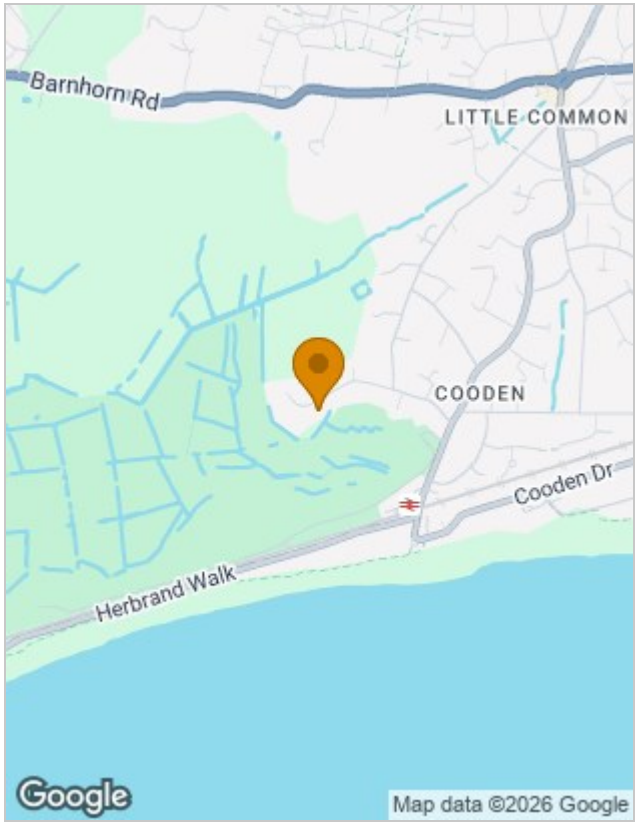
Floor Plans



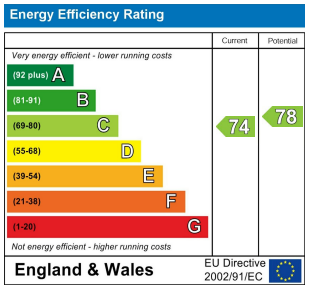
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

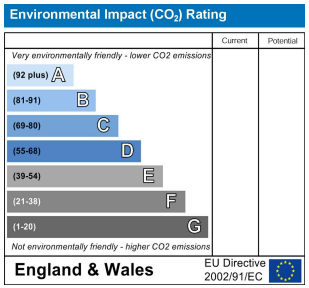
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Location Map



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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