Abbott & Abbott

Estate Agents, Valuers and Lettings

14 Ravens Close, Bexhill-On-Sea, TN39 4TG

£425,000

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- Particularly attractive detached chalet bungalow in select cul-de-sac
- En suite shower to first floor bedroom
- Good size kitchen complimented by utility room
- Gas central heating and uPVC double glazing
- No onward chain
- Three double aspect bedrooms - two on ground floor
- Excellent size double aspect lounge with recessed fireplace
- Corner position with gardens to three sides including south rear garden
- Convenient location midway between Cooden Beach & Little Common

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this particularly attractive detached chalet bungalow, built in the late-1950's by local builders, R A Larkin, occupying a corner position in a select cul-de-sac off Cooden Sea Road, within easy reach of Little Common and Cooden Beach. Well presented, the property features a lovely double aspect lounge, a good size kitchen complimented by a utility room, three bedrooms - each with a double aspect, two on the ground floor, and the first floor bedroom with en suite shower. Outside, there is a easily maintained, south-facing rear garden, plus further gardens to the front and west side, and an integral garage. Gas central heating is installed and there are uPVC double glazed windows, some with diamond lights.

The property is approximately midway (half a mile) between Cooden Beach, with its railway station, golf course and beach, and Little Common shops and services. The town centre is approximately two miles.

Enclosed Entrance Porch	
Spacious Entrance Hall	17'8 max x 9'6 max (5.38m max x 2.90m max)
Double Aspect Lounge	23'4 x 12' (7.11m x 3.66m)
Small Lobby	
Kitchen	12'9 x 11'3 (3.89m x 3.43m)
Utility Room	10' x 7' (3.05m x 2.13m)
Bedroom One	14' x 12'10 (4.27m x 3.91m)
Shower Room	
Inner Hall	
Bedroom Two	12'10 x 7'10 (3.91m x 2.39m)
Small First Floor Landing	
Bedroom Three	13'7 x 10' (4.14m x 3.05m)

En Suite Shower

Integral Garage 18' x 8'8 (5.49m x 2.64m)

Attractive Gardens

Council Tax Band: F (Rother District Council)

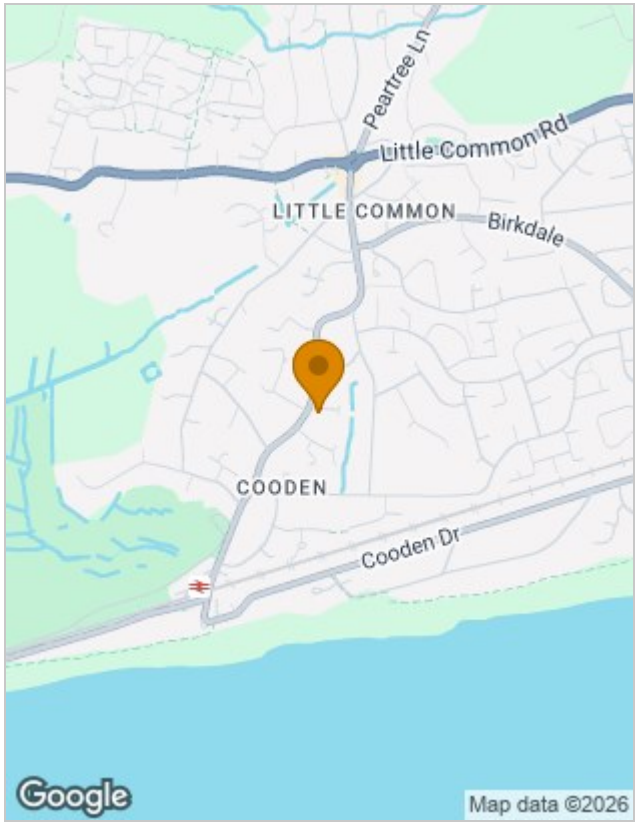
EPC Rating: D

Floor Plans

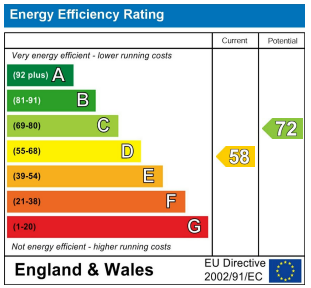
Total Area: 135.9 m² ... 1463 ft²

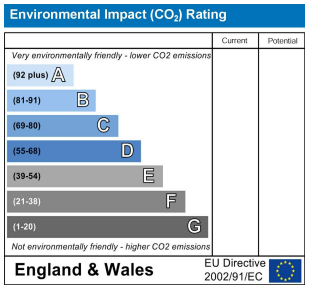
All measurements are approximate and for display purposes only

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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