

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

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- 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







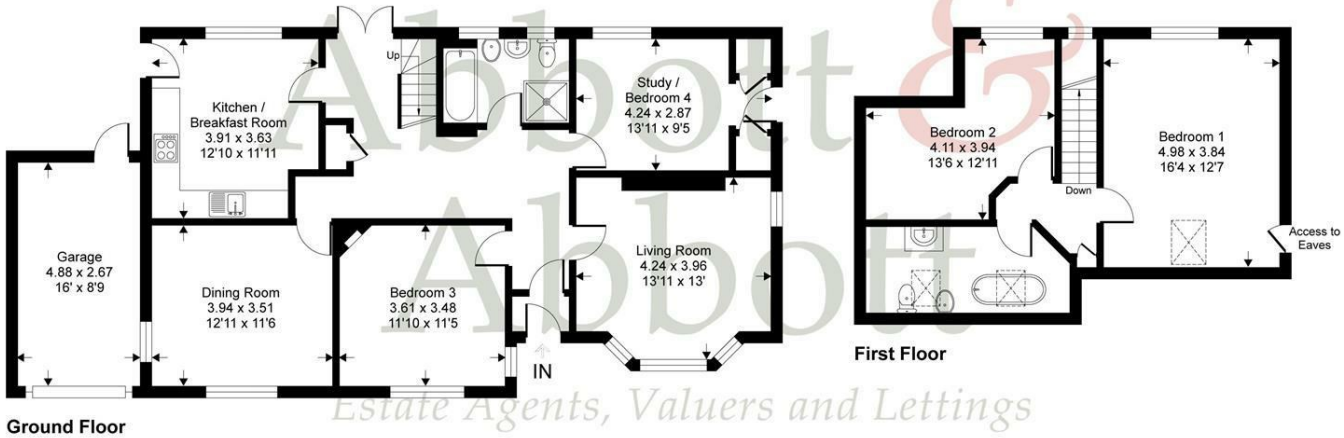








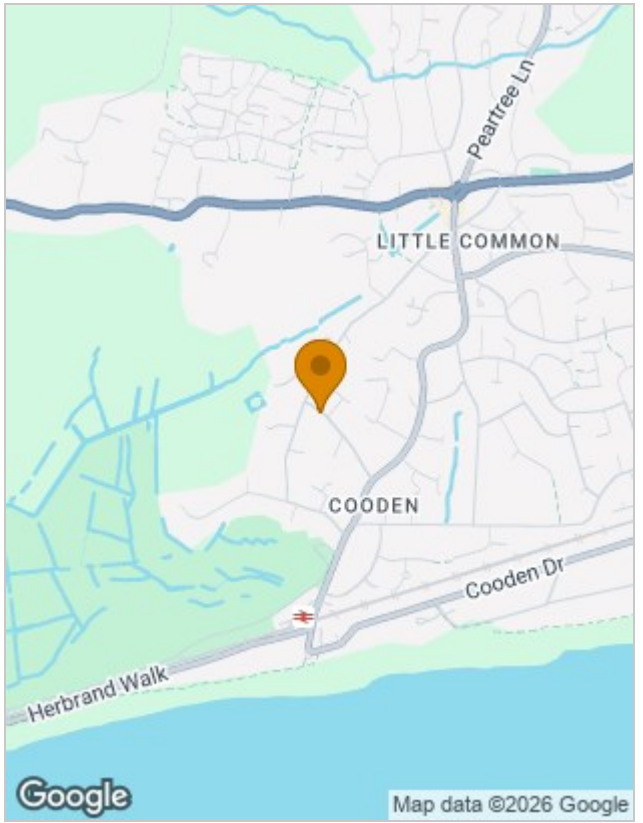
Floor Plans



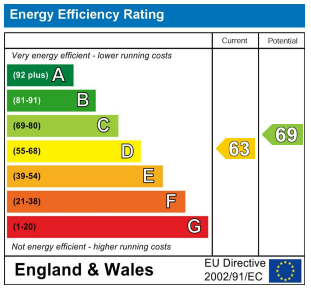
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.

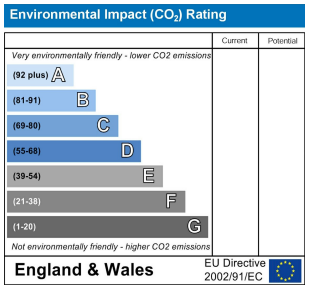
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Location Map



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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