

# HUNT FRAME

ESTATE AGENTS



HUNT FRAME  
ESTATE AGENTS

## 4 Winceby Close, Bexhill-On-Sea, TN39 3EF

Offers Over £800,000



HUNT FRAME ESTATE AGENTS are proud to offer with this opportunity to acquire a DETACHED SPANISH STYLE BUNGALOW with ATTRACTIVE, painted rendered elevations under a pitched tiled roof. Occupying a PRIME LOCATION with SPACIOUS, WELL LAID OUT ACCOMMODATION (with VIRTUAL TOUR) that comprises of TWO SEPARATE RECEPTION ROOMS, a KITCHEN/BREAKFAST ROOM, THREE DOUBLE BEDROOMS and an EN-SUITE & FAMILY BATHROOM. Wrap around CORNER PLOT, SECLUDED GARDENS with a DOUBLE GARAGE & OFF ROAD PARKING. OFFERED CHAIN FREE.

The property is situated in a favoured residential close in Cooden being within a short walking distance of the promenade and beach and within a comfortable distance of Cooden Beach railway station and Cooden Beach golf club and hotel. The Bexhill town centre and the village of Little Common are approximately one mile distant.



## ENTRANCE

Spanish style covered entrance with archways with a UPVC door leading into the hallway.

## ENTRANCE HALL

Large U-shaped hallway with a double radiator, thermostat control, built-in cloaks cupboard, telephone extension point, loft access with loft ladder, built-in airing cupboard containing the hot water cylinder, shelved linen space.

## SITTING ROOM

17'10 x 13'11 (5.44m x 4.24m)

Attractive reception room with a fireplace with a wooden mantle, gas fire, marble insert and hearth, double radiator, TV aerial point, UPVC double glazed sliding patio doors leading to the paved patio and rear garden, UPVC double glazed window with views over the gardens. Double doors to the dining room.

## DINING ROOM

14'0 x 10'6 (4.27m x 3.20m)

Radiator, UPVC double glazed window overlooking the rear aspect.

## KITCHEN/BREAKFAST ROOM

16'1 x 11'2 (4.90m x 3.40m)

Spacious kitchen/breakfast room with an extensive range of bespoke floor standing and wall mounted units with granite worktops, inset one and a half bowl sink unit with mixer tap and drainer, part tiling to walls, additional built in unit which frames the space for a large freestanding, American style fridge/freezer, eye level AEG double oven with matching four ring electric hob and canopied extractor adjacent, additional glazed and lit display cupboards with under unit lighting and wine racks, further run of floor standing cupboards with oak worktops, tiled flooring, radiator, recessed ceiling lighting, space for breakfast/dining table, UPVC double glazed window overlooking the front aspect, UPVC glazed door through to the conservatory/sun room.

## CONSERVATORY/SUN ROOM

9'9 x 7'3 (2.97m x 2.21m)

Fitted sun blinds, UPVC door leading to the double garage, UPVC double glazed doorway leading to the rear gardens.

## MASTER BEDROOM

13'2 x 11'5 (4.01m x 3.48m)

Radiator, telephone and TV aerial points, built-in range of wardrobe cupboards with smoked glass mirrored folding doors, UPVC double glazed window to the rear elevation.

## EN-SUITE

Spacious en-suite facility with an enclosed corner shower cubicle with shower unit, built cupboards with a sink set in a vanity unit with cupboards under and mirror above, matching storage cupboards, low-level WC with a concealed cistern, ladder style radiator, fully tiled walls, tiled floor, UPVC patterned double glazed window to the side elevation.

## BEDROOM TWO

11'9 x 11'3 (3.58m x 3.43m)

Radiator, built-in range of wardrobe cupboards with folding doors, matching UPVC double glazed windows to the front elevation.

## BEDROOM THREE/STUDY

11'9 x 9'6 (3.58m x 2.90m)

Excellent range of fitted furniture and shelved storage cupboards, range of drawers/filing cabinets, fitted bookshelves, double wardrobe cupboard with folding doors, pull out fold down bed, radiator, telephone point, UPVC double glazed window to the front elevation.

## FAMILY BATHROOM

Fitted with a suite of a bath with panel and shower attachment, low level Wc with a concealed cistern, wash hand basin set in a vanity unit with cupboards beneath, fully tiled walls, shaver point, tiled flooring and walls, ladder style radiator, extractor fan, UPVC double glazed patterned window to the side aspect.

## GARDENS

To the front of the property there is a paved path that leads to the property, two areas of lawn, raised beds. Wrought iron gateway leading to the rear garden which has a paved patio area, lawn and a variety of roses, flowering shrubs, etc which provide a good deal of privacy and security. Outside lighting and a timber garden shed.

## DOUBLE GARAGE

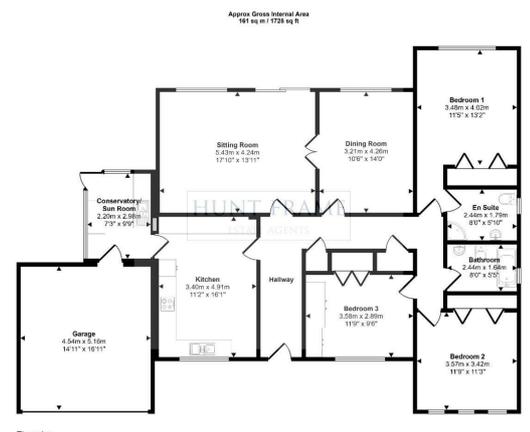
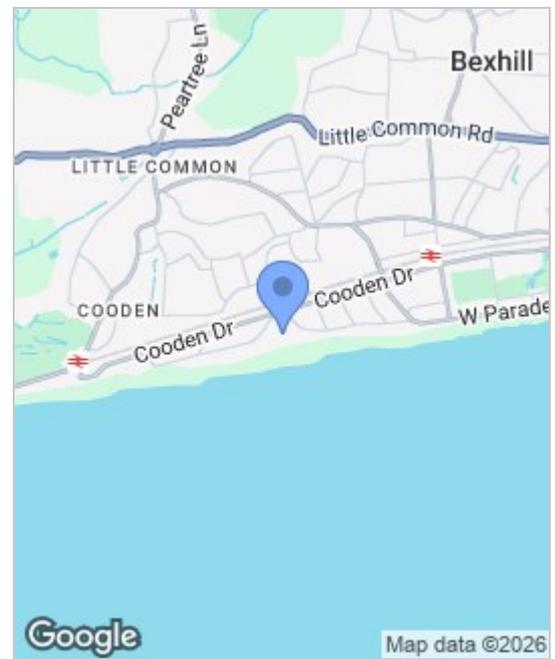
16'11 x 14'11 (5.16m x 4.55m)

Remote control, electric up-and-over door with separate switched operation, light and power, wall-mounted Worcester gas-fired boiler, ample space for a workbench, appliances etc. Water tap, gas meter.

## OFF ROAD PARKING

Block paved off road parking area to the front of the property.

Council tax band: G



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any errors. Views of items, such as bathroom fixtures and appliances are representative only and may not look like the real items. Made with MakeScrippz 2023.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
69	82		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(12 plus) A
(81-91) B			(11-21) B
(69-80) C			(10-30) C
(55-68) D			(9-48) D
(39-54) E			(8-54) E
(21-38) F			(7-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.