

Long View Maple Avenue, Bexhill-On-Sea, East Sussex TN39 4ST
Offers In Excess Of £975,000 Freehold

About this property

A superb substantial detached residence, coming beautifully presented throughout by the current vendors, comprising large entrance hallway, sitting room, downstairs study/bedroom, stunning open plan dual aspect kitchen/dining room, with the kitchen benefitting from matching wall and base level units, quartz work stop surfaces, and a range of integrated appliances, the further benefits from a large utility room and downstairs wc. To the first floor the property offers an additional three bedrooms, two benefitting from en-suites and external remote controlled sun blinds together with a large family bathroom. Other internal benefits include gas central heating system Nest controlled, with underfloor heating throughout the entirety of the ground floor, and double glazed windows and doors throughout.

Externally, the property boasts use of a large 'In & Out' driveway, which provides off road parking for multiple vehicles, large garage and EV charger point, with electric door and rear exit door, a stunning, beautifully landscaped and designed private rear garden, with raised porcelain patio areas, suitable for 'Alfresco dining' with two electrically operated awnings, two areas of artificial lawn, providing low maintenance garden space, various seating areas available, the garden comes enclosed to all sides, providing extra privacy and seclusion, with side access available, further benefitting from garden lights and use of a brick built, fully insulated home office / garden room.

The property comes situated in this highly desirable and sought after location of Cooden, within close proximity to Cooden Beach Hotel, Cooden Beach, Cooden Beach Golf Club, Cooden Beach Tennis Club and Cooden train station, whilst also being only approx. 0.7 mile from Little Common Village, with its wide range of local amenities.

Viewing comes recommended by Rush, Witt & Wilson Bexhill to enjoy this stunning detached residence in one of Bexhill's most sought after locations.








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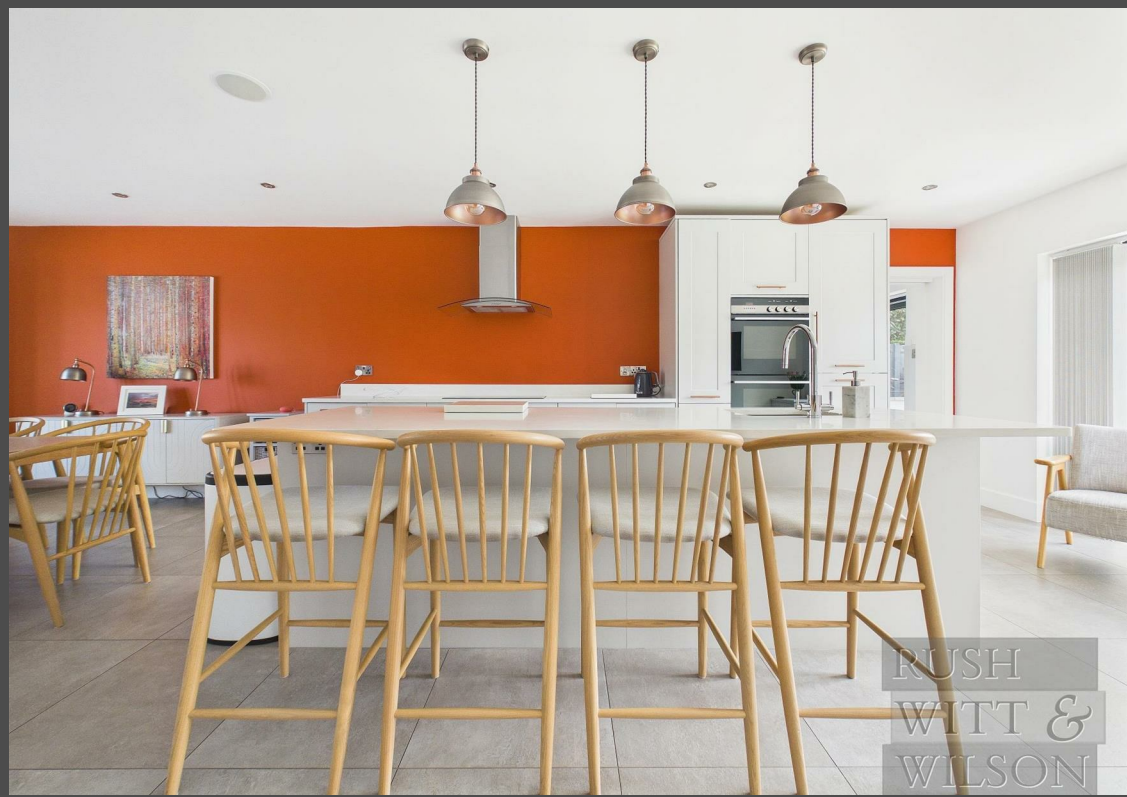

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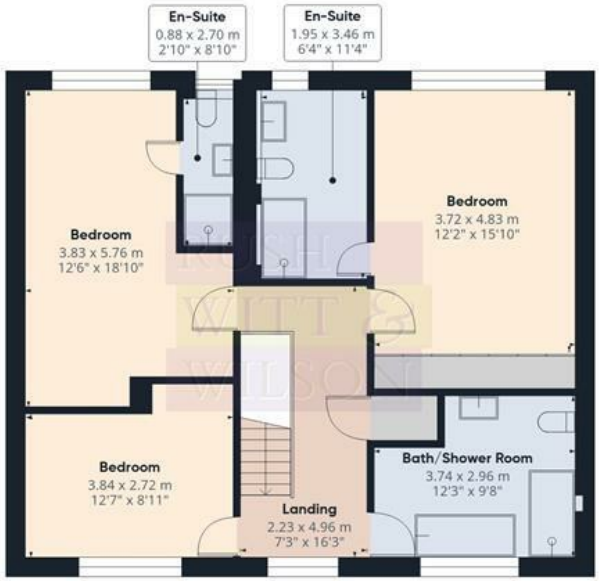

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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Approximate total area(1)

209.4 m²

2257 ft²

Reduced headroom

1.2 m²

13 ft²

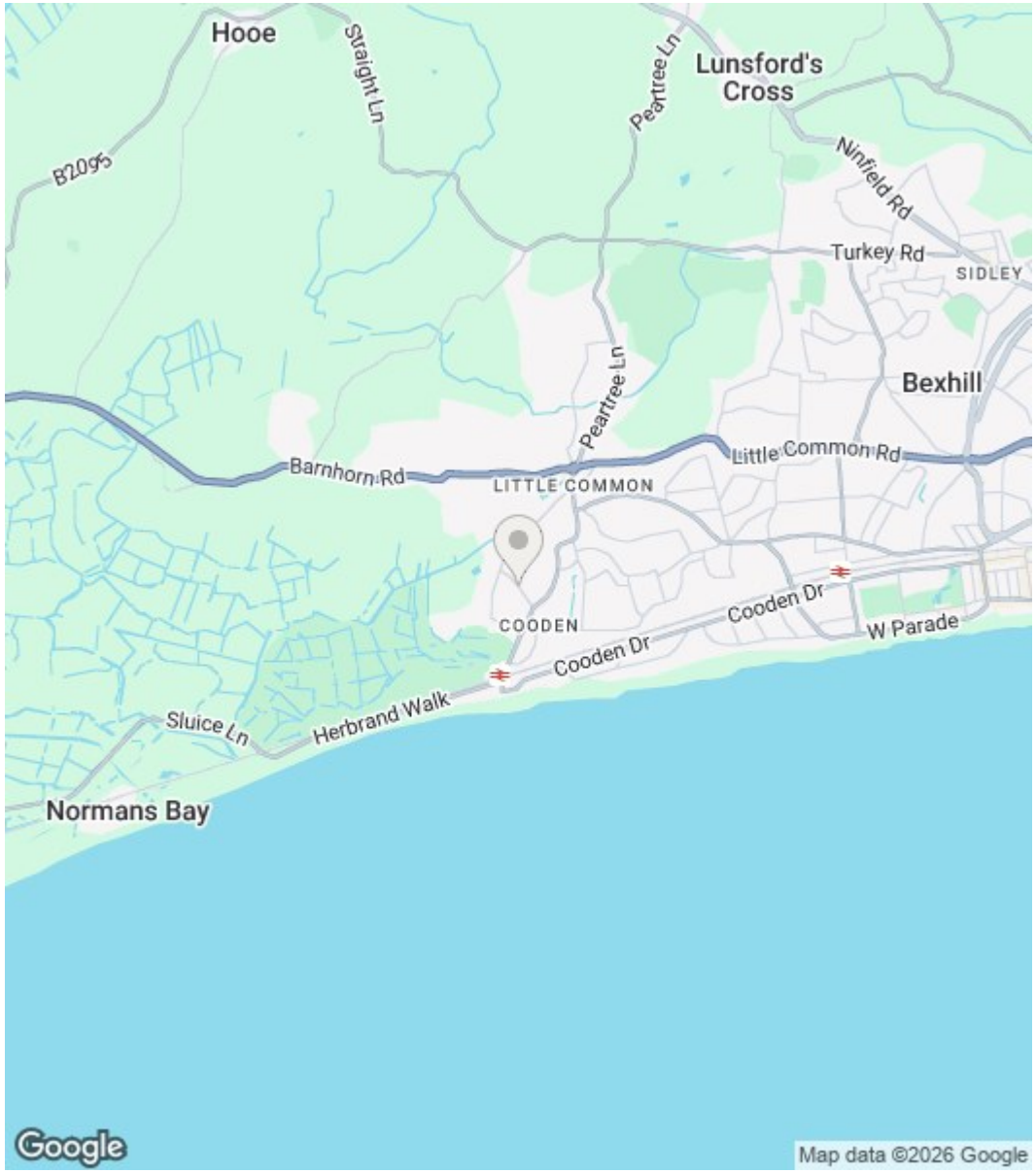
(1) Excluding balconies and terraces

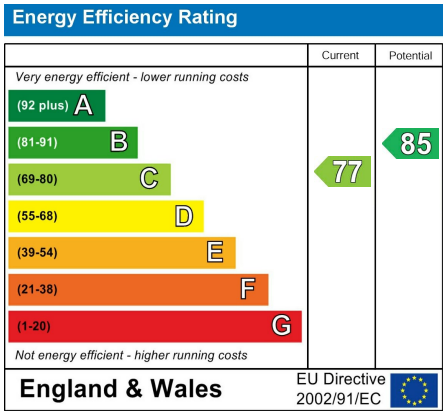
Reduced headroom

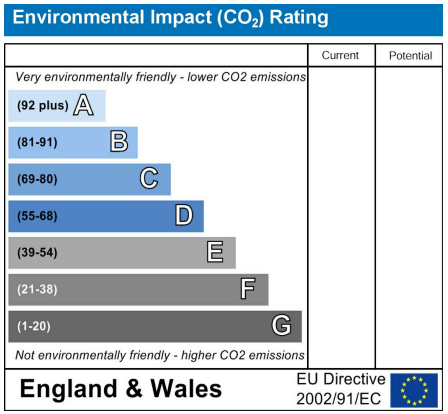
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360







Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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