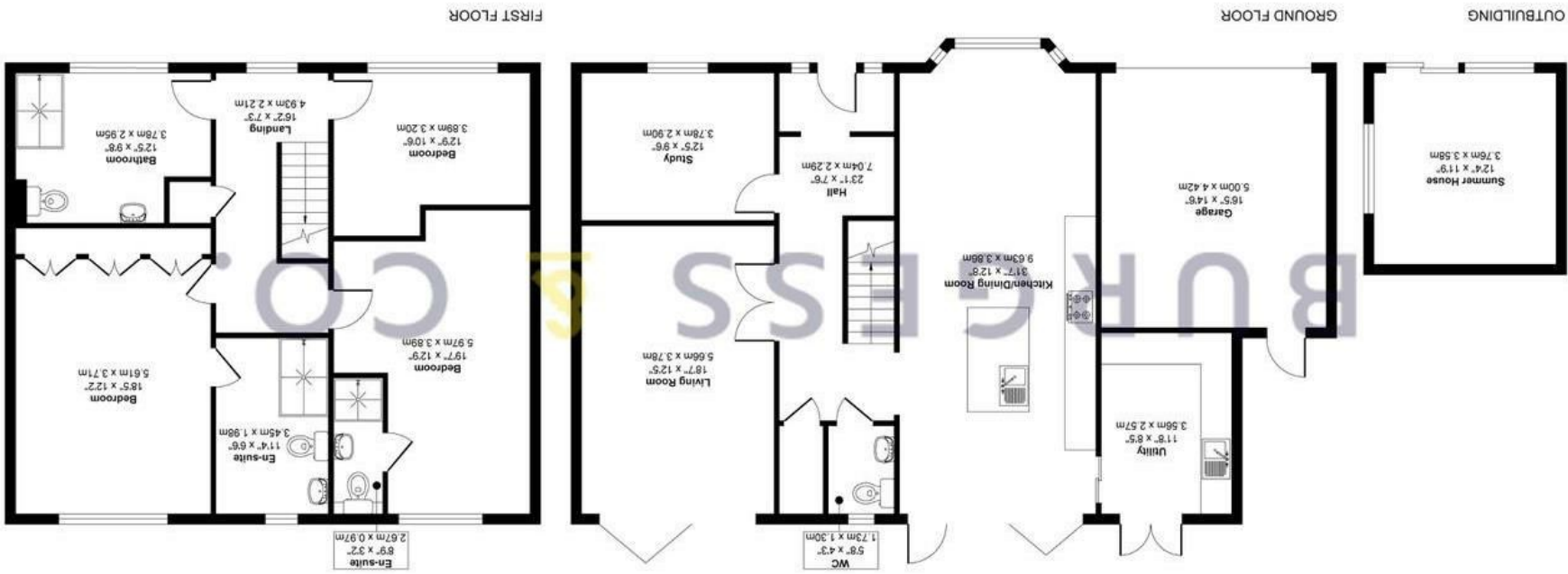




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Maple Avenue
Approximate Gross Internal Floor Area
2390 sq. ft / 222.03 sq. m

BURGESS & CO.
01424 222255

Long View Maple Avenue, Bexhill-On-Sea, TN39 4ST

£1,125,000 Freehold



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Burgess & Co are delighted to offer for sale this stunning four double bedroom detached family house, situated in this sought after location in Cooden and within close walking distance to Little Common Village with its array of amenities, independent shops, Tesco Express, doctors surgery and bus routes to surrounding areas, whilst Cooden Beach golf course, hotel, mainline railway station and beach are also just a short walk away. The accommodation comprises entrance hall, living room overlooking the SOUTH FACING garden, open plan fitted kitchen/breakfast/dining room, separate fitted utility room, cloakroom and downstairs double bedroom currently being used as an office. To the first floor there are three double bedrooms with two benefiting from en-suite shower rooms and a 12'5 family bathroom. Further benefits include double glazing, gas central heating, underfloor heating to the ground floor, mixture of quality flooring and joinery and an immaculate standard of decoration throughout. To the outside there is a carriage driveway providing parking for several vehicles leading an integral double garage, an extensive well kept and low maintenance SOUTH FACING rear garden with a detached garden room/office. An internal viewing is strongly recommended to fully appreciate the quality and size throughout by vendors sole agents.

Porch

With tiled floor, door to

Entrance Hall

With inset ceiling spotlights, alarm panel, fitted storage cupboard, tiled floor, understairs area, bespoke oak staircase with glass balustrades to First Floor.

Downstairs W.C

5'8 x 4'3
Comprising low level w.c, vanity unit with wash hand basin, partly panelled walls, inset ceiling spotlights, extractor fan, double glazed frosted window to the rear.

Living Room

18'7 x 12'5
With radiator, quality carpet, double glazed bi-fold doors opening to the rear garden.

Kitchen/Dining Room

31'7 x 12'8
Comprising matching range of wall & base units, quartz worksurfaces, inset AEG induction hob with extractor hood over, fitted Fisher & Paykel eye level double oven, integrated Bosch fridge, island with inset sink unit, integrated Fisher & Paykel dishwasher, fitted wine cooler, breakfast bar, tiled floor, pendant lights, inset ceiling spotlights, inset speakers, space for table & chairs, double glazed bay window to the front with fitted shutters, double glazed bi-fold doors to garden. Oak pocket door to

Utility Room

11'8 x 8'5
Comprising matching range of wall & base units, quartz worksurface, inset sink unit, partly panelled walls, pantry cupboard, larder cupboard, integrated Bosch freezer, fitted Zanussi fridge, Bosch tumble dryer, integrated AEG washing machine, inset ceiling spotlights, tiled floor, double glazed doors to the rear garden.

Study/Bedroom

12'5 x 9'6
With radiator, inset ceiling spotlights, quality carpet, double glazed window to the front with fitted shutters.

First Floor Landing

With radiator, feature light, airing cupboard, access to loft via drop down ladder being insulated, double glazed window to the front with fitted shutters.

Bedroom One

18'5 x 12'2
With vertical radiator, two feature lights, inset ceiling spotlights & speakers, fitted wardrobes, floor to ceiling double glazed window to the rear with electric shutters. Door to

En-suite Shower Room

11'4 x 6'6
Comprising walk-in shower with glass screens, low level w.c, vanity unit with inset wash hand basin, LED mirror, tall wall unit with two electric shaving & toothbrush charging points, chrome heated towel radiator, extractor fan, inset ceiling spotlights, aqua panelling, double glazed frosted window to the rear.

Bedroom Two

19'7 x 12'9
With vertical radiator, inset ceiling spotlights, floor to ceiling double glazed window to the rear with electric shutters. Door to

En-suite Shower Room

8'9 x 3'2
Comprising shower cubicle with folding door, low level w.c, vanity unit with inset wash hand basin, LED mirror, chrome heated towel radiator, inset ceiling spotlights, extractor fan, aqua panelling, double glazed frosted window to the rear.

Bedroom Three

12'9 x 10'6
With radiator, inset ceiling spotlights, double glazed window to the front with fitted shutters.

Family Bathroom

12'5 x 9'8
Comprising stand alone bath with stand alone chrome mixer taps & shower attachment, walk-in shower with Aqua-lisa shower with pressure point, vanity unit with inset wash hand basin, low level w.c, feature tiled wall, chrome heated towel radiator, double length vanity mirror with light, tiled floor, inset ceiling spotlights, double glazed frosted window to the front with shutters.

Double Garage

16'5 x 14'6
With electric roller door, two consumer units, Worcester boiler, Podpoint, double glazed door to the rear.

Outside

To the front there is a carriage driveway providing ample parking leading to a double garage, a feature shingle flowerbed housing mature hedges & palm trees, further raised flowerbeds with palm trees, outside lighting, access to both sides via metal gates. To the rear there is a beautiful south facing landscaped garden with porcelain patio area with two awnings being ideal for entertaining & alfresco dining, a seating area, a porcelain pathway leading to a Garden Office, steps down to two areas of astro-turf, raised flowerbeds with mature plants & shrubs, and the garden is enclosed by fencing and Himalayan birch trees. Please note that the Swim Spa is excluded from the price and separate negotiation is required.

Garden Office

With light & power, double glazed windows, double glazed sliding doors.

NB

Please note that the Swim Spa is excluded from the price and separate negotiation is required. The residents of MARA (Maple Avenue Residents Association) all pay an annual fee (currently £240pa) for the upkeep and maintenance of the road (inc drain clearance), Council tax band: E

