



**5 Elsted Road,  
Bexhill-On-Sea, East Sussex TN39 3BG  
£612,499**

This stunning extended three-bedroom detached chalet bungalow in the highly sought-after Cooden Beach area of Bexhill-on-Sea offers a fantastic opportunity for a comfortable and flexible living space. The property is in close proximity to the mainline railway station, boutique hotel, and seafront, providing easy access to various amenities and leisure activities. The modern kitchen with granite worktops and utility room offer practical and stylish spaces for meal preparation and storage. The ground floor comprises two double bedrooms, a study, and a spacious living room with a dual aspect, providing ample room for relaxation and entertaining. Additionally, there is a convenient downstairs cloakroom for guests. The first floor features a bedroom with built-in wardrobe cupboards and a hobbies room, offering versatile use of the space. Further extension in the eaves is possible to create an additional bedroom or bathroom, providing scope for customization to suit your needs. The property benefits from a gas central heating system, double glazed windows and doors, ensuring comfort and energy efficiency. The private front and extensive landscaped rear garden offer outdoor space for recreation and relaxation. Refurbished by the current vendor and nearing completion, this property is offered with no chain, making it an attractive option for buyers looking for a hassle-free purchase. Additional photos will be available soon, but viewing is highly recommended to fully appreciate the features and potential of this delightful home. Contact RWW Sole Agents to arrange a viewing.

## **Entrance Porch**

### **Entrance Hallway**

Double radiator, under stairs storage cupboard.

### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, part tiled walls, obscured glass windows to the side elevation.

### **Living Room**

23'11" x 13'5" (7.29 x 4.10)

Windows to the front and rear elevations, two double radiators.

### **Kitchen**

11'5" x 9'4" (3.48 x 2.87 )

Modern fitted kitchen comprising a range of base and wall units with quartz worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for dishwasher, space for cooker, windows and doors to the rear elevation overlooking and giving access onto the rear garden, tiled splashbacks, space for fridge/freezer.

### **Bedroom Two**

13'11" x 10'10" (4.25 x 3.32)

Window to the rear elevation, double radiator.

### **Study**

11'0" x 9'1" (3.36 x 2.77)

Window to the front elevation, double radiator.

### **Bedroom One**

14'6" x 10'3" (4.44 x 3.14)

Window to the front elevation, double radiator, built in wardrobe cupboard.

### **Utility Room**

9'3" 7'8" (2.84 2.36)

Window and door to the rear elevation, double radiator, base and wall units with tiled splashbacks, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for dishwasher, space for American style fridge/freezer.

### **Bathroom**

Suite comprising panelled bath, rainfall showerhead, wc with low level flush, inset wash hand basin with vanity unit beneath, chrome heated towel rail, tiled walls, tiled floor, obscured glass window to the front elevation.

### **First Floor Landing**

Window to the front elevation, access to roof space,

### **Bedroom Three**

15'1" x 14'6" (4.62 x 4.42)

Window to the front elevation, double radiator, built in wardrobe cupboards, inset wash hand basin with vanity units beneath.

### **Hobbies Room**

11'4" x 5'9" (3.46 x 1.76)

Door leading to eaves storage space.

## **Outside**

### **Front Garden**

Mainly laid to lawn with bricked paved driveways, side access, off road parking to the front, shingled areas.

### **Rear Garden**

Extensive in size, mainly laid to lawn with beautifully landscaped patio areas, arched pergola, trellis fencing separating the garden into two, seating areas, all enclosed with fencing to all sides offering privacy and seclusion, outside water tap, metal storage shed, outside lighting.

### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		73	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	