

**RUSH
WITT &
WILSON**



17 Crofton Park Avenue, Bexhill-On-Sea, East Sussex TN39 3SE
£525,000 Freehold

About this property

A beautiful detached bungalow, presented to an extremely high standard by the current vendors, comprising, entrance porch, entrance hallway, large living room, conservatory, modern fitted kitchen/dining room, utility room, three double bedrooms, separate wc, and bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

Externally, the property boasts use of a driveway providing off road parking for multiple vehicles, a garage and an area of front garden, which is laid to lawn, with various plant borders and a stunning, beautifully maintained rear garden, which is mainly laid to lawn with a wide range of plants, shrubs and small trees, with a vegetable patch area, as well as multiple seating areas, suitable for 'Alfresco dining'. The garden is enclosed to all sides, offering extra privacy and seclusion.

The property is situated in the heart of Cooden, approx. 1.4 miles from Bexhill town centre & train station and is approx. 1.0 mile from Cooden Beach, Cooden Beach Hotel, Cooden Beach Golf Club and Cooden Beach Tennis Club.

Viewings are highly recommended by Rush, Witt & Wilson Sole Agents.









Approximate total area⁽¹⁾

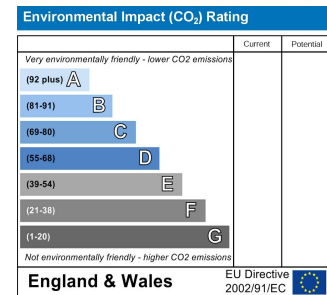
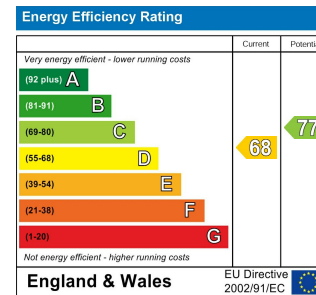
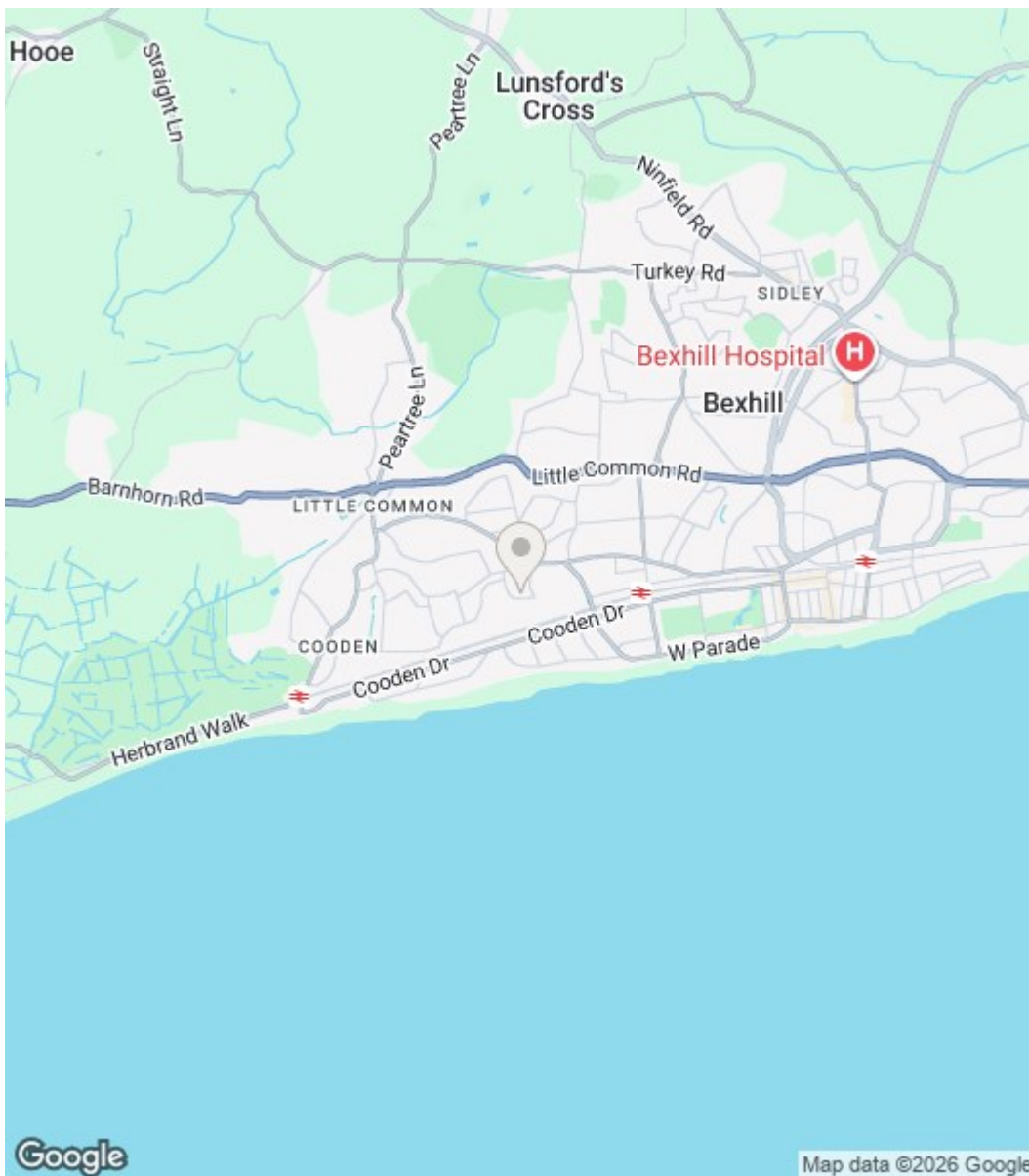
121.5 m²

1309 ft²

(1) Excluding balconies and terraces

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.

Important Notice:

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