



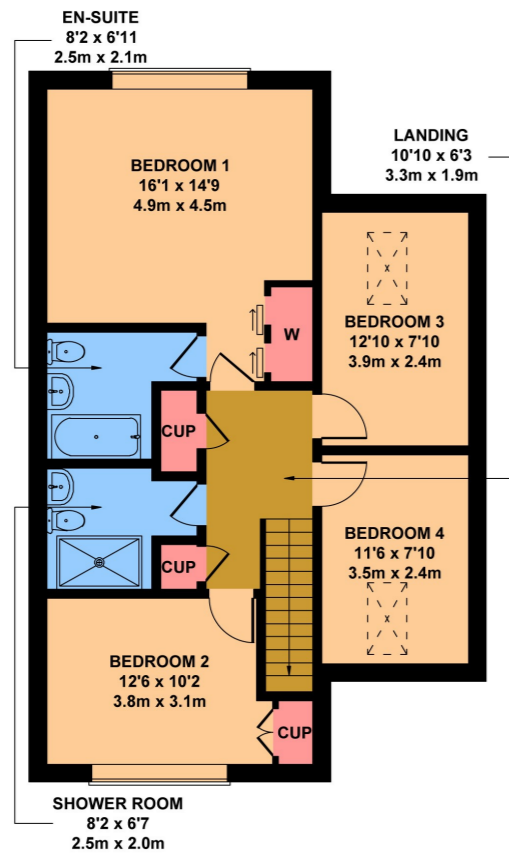
# 11, Gatehouse Close

£575,000

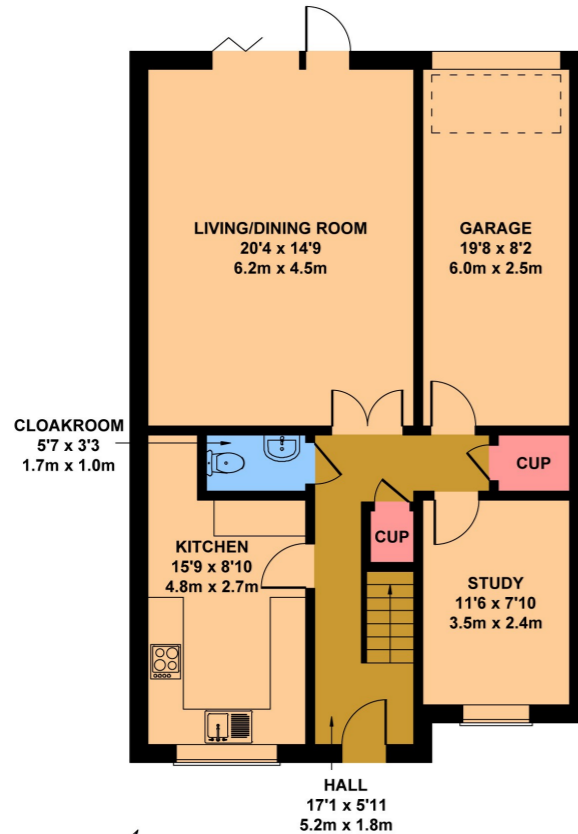
Cooden  
Bexhill  
TN39 3DJ



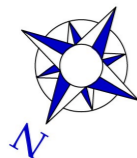
**Abbott & Abbott**  
Estate Agents, Valuers and Lettings



FIRST FLOOR  
APPROX. FLOOR  
AREA 763 SQ.FT.  
(70.9 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 850 SQ.FT.  
(79.0 SQ.M.)



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

Abbott and Abbott are delighted to offer for sale this spacious four bedroom, 1990's built attached town house, located within a hundred yards of the beach.

The house is offered for sale with no onward chain and is extremely well presented with refurbished kitchen and bathroom facilities, gas central heating, uPVC double glazing, a private driveway, and a garage.

The location is superb. It is just a 'stones throw' from the beach and has beach access via a nearby private footpath. Cooden Railway Station with its direct services to London Victoria is within a 10 minute walk, as are Cooden Beach Hotel and Restaurant, the golf course, and the local shop. Further shops and facilities in Little Common Village are just over a mile distant, with Bexhill Town Centre within two miles.

### Entrance Hall

17' 1" x 5' 11" (5.21m x 1.80m) Tiled floor, radiator, fuse box, heating thermostat, under stairs cupboard, shelved cupboard, and a door to the garage.

### Cloakroom

WC and wash basin, wall and floor tiling, radiator, and an extractor.

### Living Room/Dining Room

20' 4" x 14' 9" (6.20m x 4.50m)  
Spacious room with two radiators, TV point, and doors to the garden.

### Kitchen

15' 9" x 8' 10" (4.80m x 2.69m)  
Deep 1.5 bowl sink with mixer taps, range of wood effect storage cupboards and drawers, granite work surfaces, breakfast bar, built in oven, hob, and hood, fridge/freezer, plumbing for washing machine, plumbing for dishwasher, and wall and floor tiling.

### Study/Family Room

11' 6" x 7' 10" (3.51m x 2.39m)  
Radiator.

### First Floor Landing

Airing cupboard, storage cupboard, and a hatch to the loft space.

### Bedroom 1 with En-Suite Facilities

16' 1" x 14' 9" (4.90m x 4.50m)  
Spacious bedroom with views over the garden and sea glimpses, double wardrobe, and a radiator.

En-Suite: white suite comprising of a panelled bath, enclosed WC, and wash basin with vanity unit, heated towel rail, downlights, extractor, shaver point, and marble wall and floor tiling.

### Bedroom 2

12' 6" x 10' 2" (3.81m x 3.10m)  
Double wardrobe, and a radiator.

### Bedroom 3

12' 10" x 7' 10" (3.91m x 2.39m)  
Velux window, and a radiator.

### Bedroom 4

11' 6" x 7' 10" (3.51m x 2.39m)  
Velux window with sea glimpses, eaves storage, and a radiator.

### Shower Room

Walk-in shower cubicle, enclosed WC, wash basin with vanity unit, heated towel rail, and marble floor and wall tiling.

### Outside

The front garden is walled in with a private gated entrance, pebbled beds, and a pathway. The rear garden is approximately 60ft in depth - due south - and is fenced in and laid to lawn with a good size patio, and secure rear access.

The private driveway provides parking for several vehicles, and the garage - measuring approximately 19' 8" x 8' 2" (5.99m x 2.49m) has an automatic up-and-over door, power and light, and a doorway into the hallway of the property.

A private, gated footpath provides access to the beach exclusively for Gatehouse Close residents.

### Other Information

Gatehouse Residents Amenity Ltd: £120pa is payable for the upkeep of the communal infrastructure.

Council Tax Band: E (Rother District Council)

EPC: C