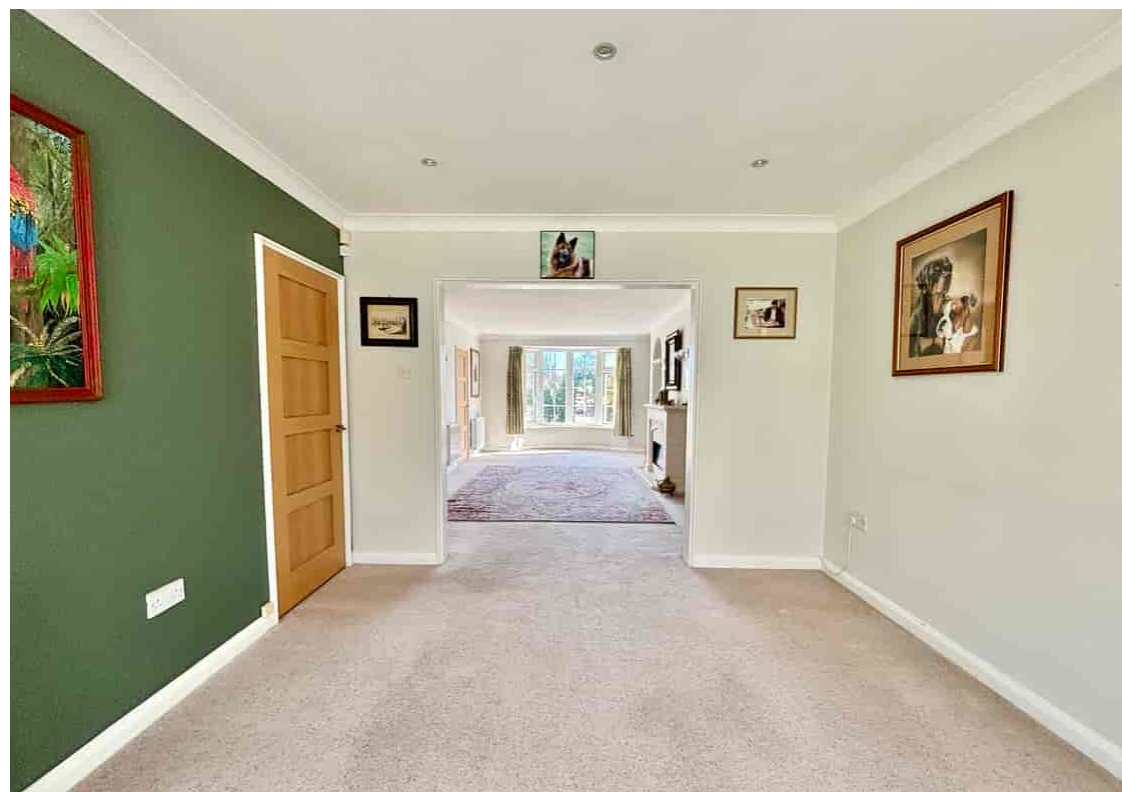




Cooden Close, Bexhill-on-Sea, East Sussex, TN39 4TQ

Exclusive Detached House In An Incredibly Sought After Cooden Position £665,000 - Freehold



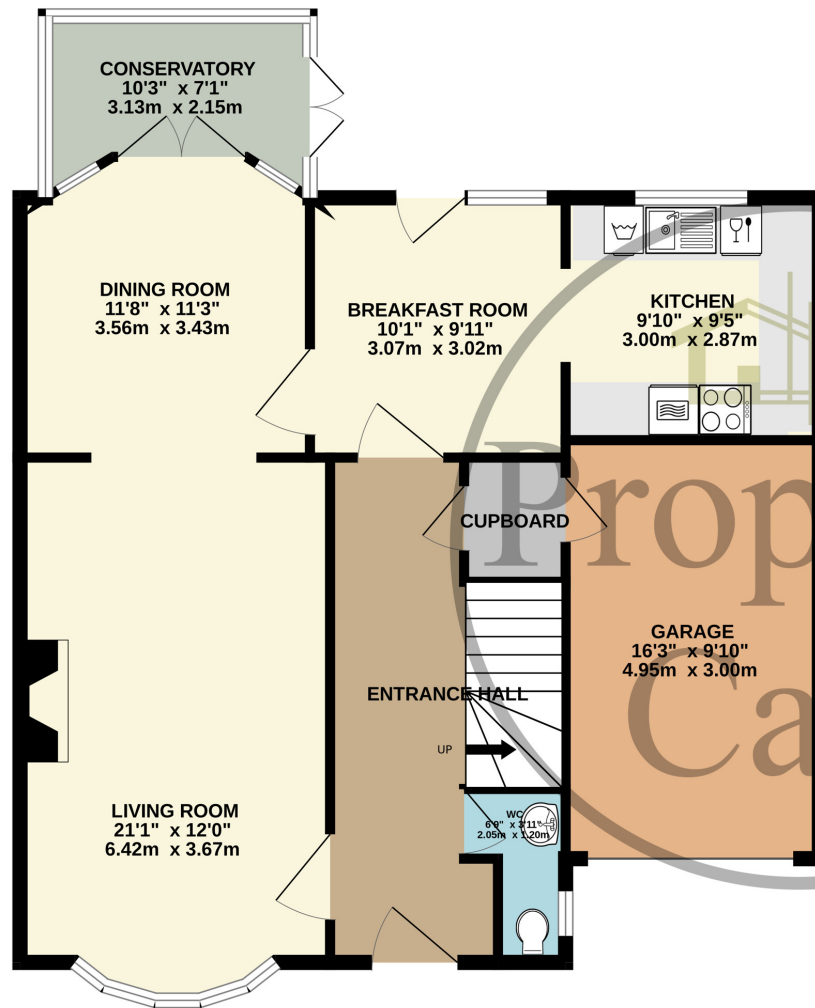




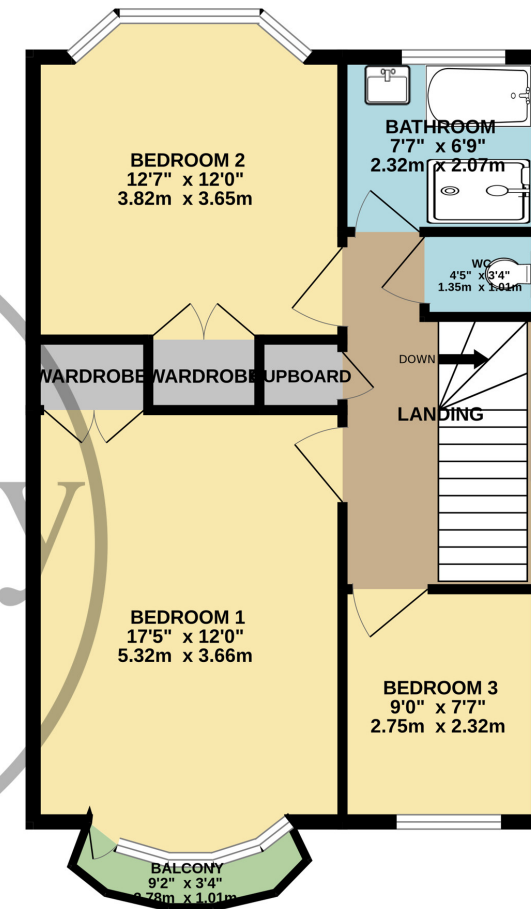
Property Cafe are delighted to present to the market this three bedroom detached exclusive home for sale positioned in an incredibly sought after 'Cooden' location. Accommodation and benefits include; A recently fitted high spec composite front door giving access into a bright & airy entrance hall; Spacious through lounge/diner flowing from front to back with a bay window & Portuguese limestone handmade fireplace; Conservatory overlooking the rear garden; Modern fitted kitchen/breakfast room with integrated appliances to include double oven, induction hob, washer dryer & dishwasher; Ground floor WC. Upstairs consist of three well proportioned bedrooms all which offer fitted 'Hammonds' furniture; The master boasting a stunning bay window with door onto a balcony; Modern fitted family bathroom comprising of bath, separate walk-in shower cubicle and wash basin; Separate WC. Externally the house offers a private west facing rear garden with side access A single garage with an electric roller door and a beautifully landscaped front garden with 'English Woodlands' tress & bushes in addition to a resin double driveway. Other benefits include 'Simplisafe' security cameras, 'Ring' doorbell, gas fired central heating via a recently updated combi boiler and double glazing throughout. This property is offered for sale in excellent decorative order throughout and is to be sold with no onward chain. We recommend you view at your earliest convenience.



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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**Bedrooms:** 3  
**Receptions:** 3  
**Council Tax:** Band E  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (55)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access shower.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.







The property is situated within the popular and sought after Cooden area of Bexhill; Walking distance to Cooden train station, golf course, Cooden Beach Hotel and Little Common village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three bedroom Detached Exclusive Home For Sale
- Three Reception Rooms In Addition To A Conservatory
  - Modern Fitted Kitchen & Bathroom
  - West Facing Private Rear Garden
  - Ground Floor WC
- Garage & Off-Road Parking Via Resin Driveway
  - Gas Central Heated & Double Glazed
- Situated In An Incredibly Sought After 'Cooden' Position
  - Sold With No Onward Chain
  - Viewing Highly Recommended