




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£500,000 23 Saltdean Way, Bexhill-on-Sea TN39 3SS
3 Bedroom 1 Bathroom 1 Reception
Offers in excess of



AT A GLANCE...

There is no onward chain on this spacious detached bungalow boasting beautiful distant sea views!

In the prestigious Cooden area of west Bexhill, the bungalow enjoys abundant natural light and exceptionally spacious accommodation including; an enclosed entrance porch opening into the inner hall. In the dual aspect lounge/dining room, there is a feature fireplace, as well as ample space for both living and dining room furniture. In the modern fitted kitchen, you will find matching wall and base cabinets as well as an eye-level oven, electric hob, and space for further appliances.

Additionally, the bungalow has three double bedrooms, a shower room and a separate WC. There are extensive fitted wardrobes in bedroom one, and there is a door out to the rear garden in bedroom three. Beautiful distant sea views can be seen from the lounge/dining room, bedroom one, and bedroom two.

Furthermore, the bungalow has double glazing, gas central heating and a large loft space.

To appreciate all the property has to offer, an early viewing is highly recommended!

23 Saltdean Way, Bexhill-on-Sea, East
Sussex, TN39 3SS

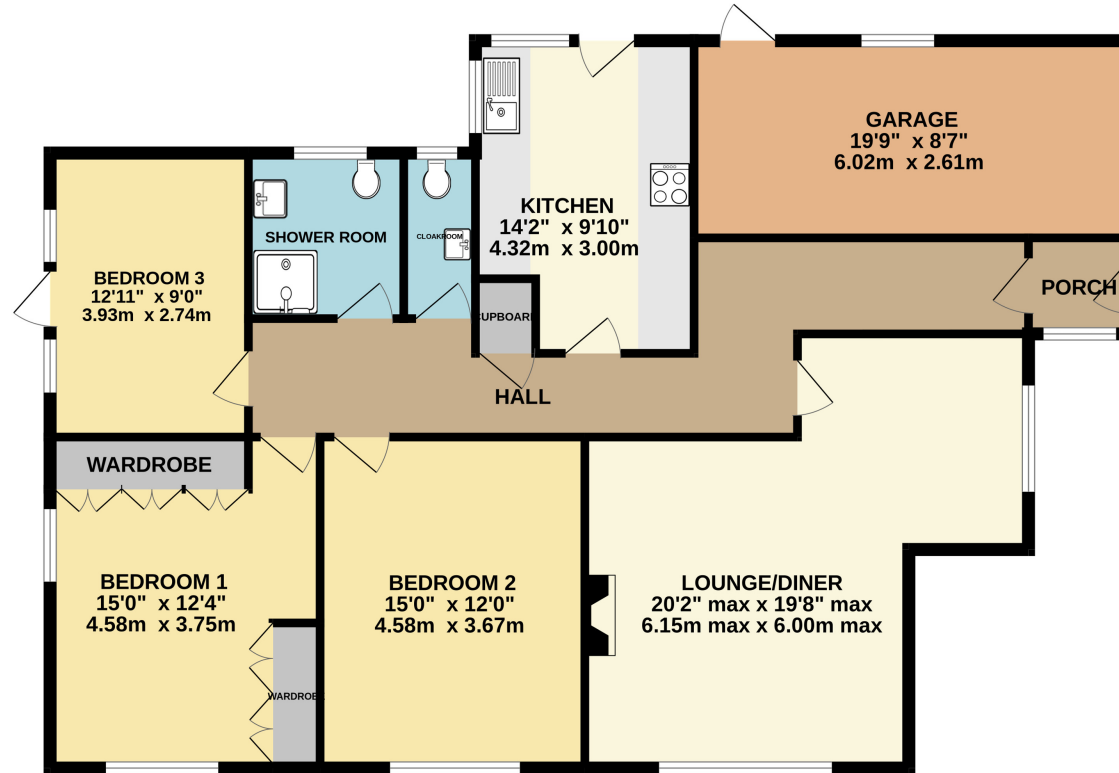
 3 Bedroom  1 Bathroom  1 Reception



Key Features:

- Deceptively Spacious Detached Bungalow
- Beautiful Distant Sea Views
- Three Double Bedrooms
- Modern Kitchen & Shower Room
- Highly Desirable Cooden Location
- No Onward Chain
- Off Road Parking & Garage
- Low Maintenance South-West Rear Garden

GROUND FLOOR
1367 sq.ft. (127.0 sq.m.) approx.



TOTAL FLOOR AREA : 1367 sq.ft. (127.0 sq.m.) approx.

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

Well kept low-maintenance gardens surround the property. Off-road parking is available at the front of the property and there is access into the garage via a remote control roller door where you will find power & light.

The rear garden has a large patio area ideal for alfresco dining, together with a slightly elevated seating area that enjoys the distant sea views. Mature shrubs and plantings can be found throughout the garden, as well as a gated side access, a garden shed and an outdoor water tap.

Location

The property is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.6 miles away along with Cooden Beach Golf Club and the beach at Cooden. Bexhill Town Centre is just 1.4 miles away with it's iconic seafront promenades, Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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