



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£500,000** 8 Gatehouse Close, Bexhill-on-Sea TN39 3DJ  
3 Bedroom 2 Bathroom 1 Reception  
Offers in excess of





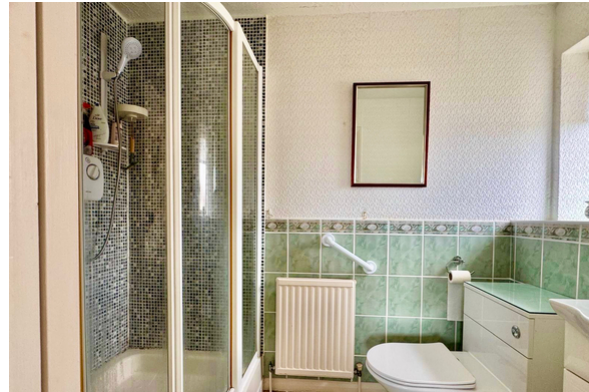


## AT A GLANCE...

Bexhill Estates are delighted to bring to the market this charming three double bedroom, end of terraced town house being located in one of Bexhill's most sought after areas in Cooden. The property is just a minutes walk to the beach and this exclusive development that was completed in the 1990's, also boasts private gated access to the beach.

This deceptively spacious property is bathed in natural light and is well presented throughout with accommodation comprising 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.



### Key Features:

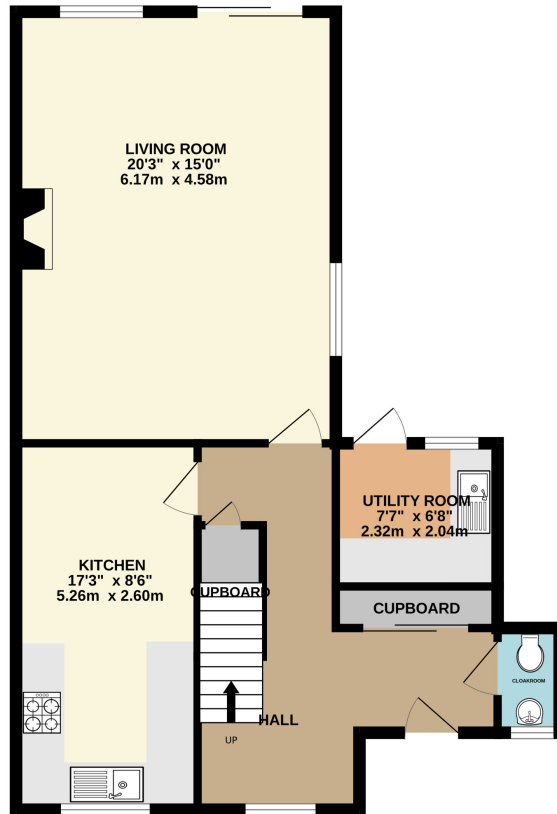
- Rare Opportunity
- Sea Views From The First Floor
- Garage en-bloc
- Cooden Beach Location
- Three Bedroom Townhouse
- Two Bathrooms
- Private Gated Access to Beach
- From This Desirable Development
- No Onward Chain

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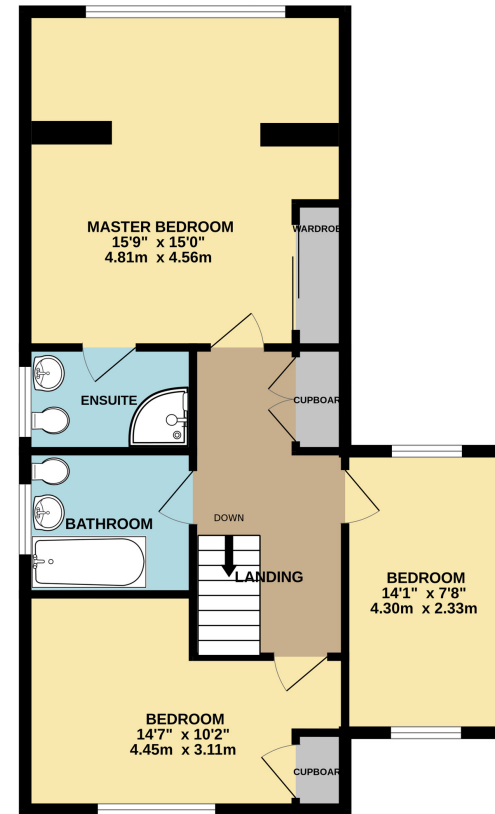
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GROUND FLOOR  
678 sq.ft. (63.0 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.8 sq.m.) approx.



TOTAL FLOOR AREA : 1332 sq.ft. (123.8 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	73	79
(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, Scotland & Wales		EU Directive 2002/91/EC	

## LOCATION

The property is positioned in a highly sought after and exclusive area, just a 'stones throw' from the beach at Cooden. Cooden Railway Station with its direct services to London Victoria is within a 10 minute walk, as are Cooden Beach Hotel and Restaurant, Cooden Golf Course, and a local store for everyday groceries. Further shops and facilities in Little Common Village are just over a mile away, with Bexhill Town Centre and the De La Warr Pavillion on the seafront, within two miles.

## EXTERIOR

To the front, access is via Cooden Drive, with private patio area, leading to gated access to the rear garden. To the rear, the attractive South facing and landscaped garden is a real feature of this property with a number of beds offering a wide range of mature shrubs and planting offering colour, seclusion and privacy. Additional gravel areas provide interest and the good sized patio area to the rear and side, makes for the perfect spot for alfresco dining in the warmer months. In addition there is off road parking to the rear for two vehicles and a garage en-bloc with light, power and up and over door. Just adjacent to the garage, there is gated access for the residents of this exclusive development, which leads directly to Cooden Beach.

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