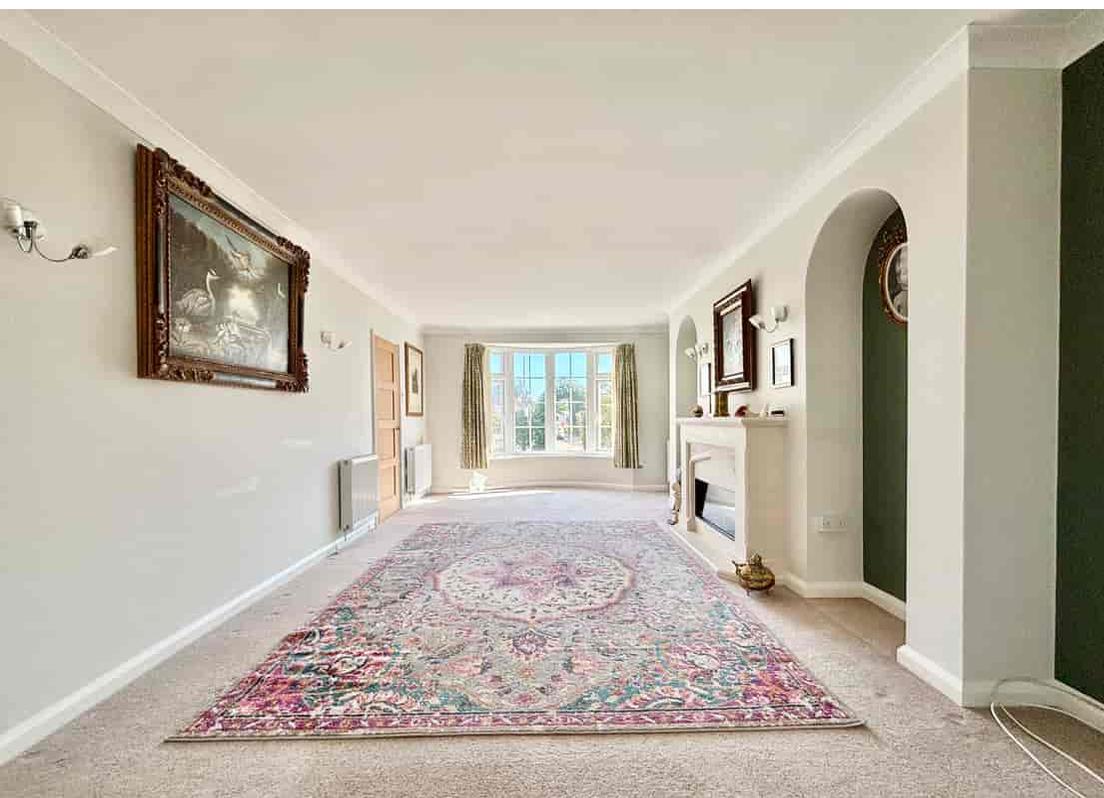




Claremont Cooden Close, Bexhill-on-Sea, East Sussex, TN39 4TQ

Exclusive Detached House In An Incredibly Sought After Cooden Position £650,000 - Freehold





Property Cafe are pleased to bring to the market this exceptional three-bedroom detached residence, perfectly positioned in the highly sought-after Cooden location. Offered to the market with no onward chain, this exclusive home presents a rare opportunity for buyers seeking space, comfort, and convenience in a prime setting.

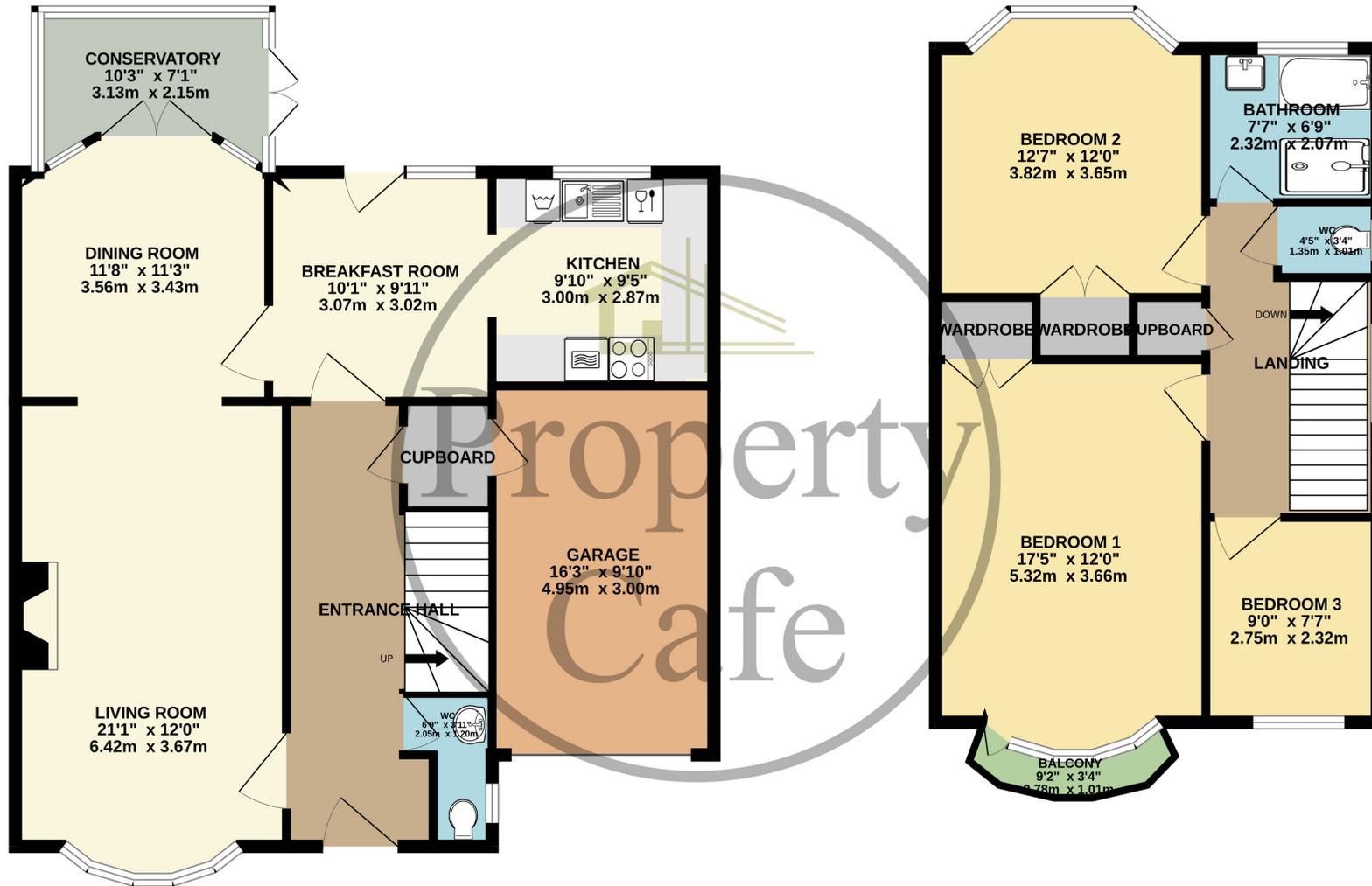
Upon entering, you are greeted by a generous and versatile layout, featuring three well-appointed reception rooms in addition to a bright and inviting conservatory—ideal for both everyday living and entertaining guests. The modern fitted kitchen is thoughtfully designed, complemented by a stylish bathroom and the added convenience of a ground floor WC. Upstairs, the property continues to impress with three well-proportioned bedrooms, all benefiting from fitted wardrobes. The master bedroom enjoys direct access to a balcony. A first-floor bathroom and separate WC provide practicality for family living.

Externally, the home boasts a beautifully maintained west-facing private rear garden, perfect for enjoying afternoon and evening sunshine. To the front, a resin driveway provides off-road parking and leads to a garage, ensuring ample space for vehicles and storage. Further benefits include gas central heating and double glazing throughout, enhancing comfort and energy efficiency. Situated in the ever-popular Cooden area, this property combines peaceful surroundings with excellent local amenities and transport links nearby. Early viewing is highly recommended to fully appreciate everything this outstanding home has to offer.



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  
**Council Tax:** Rate 5104.68  
**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
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	<b>80</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	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
  - Ground Floor WC
- Three Well Proportioned Bedrooms Including Fitted Wardrobes
  - Balcony Leading Off The Master Bedroom
  - 1st Floor Bathroom & Separate WC
- West Facing Private Rear Garden
- 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