



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£495,000 8 The Spinney, Bexhill-on-Sea, East Sussex TN39 3SW
🛏️ 4 Bedroom 🚿 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

This deceptively spacious detached house is situated in a quiet cul-de-sac location in the favourable Cooden location of west Bexhill. The house boasts well-proportioned accommodations that include; A welcoming reception hall leads to the dual aspect lounge/diner with a feature wall mounted fireplace, double doors to the rear garden and ample space for both living room and dining room furniture. There are matching wall and base units in the kitchen which comes with space and plumbing for appliances and a door out to the side of the property. Additionally, the ground floor has a utility room, cloakroom and a large understairs cupboard.

The spacious first floor landing gives access to four double bedrooms and a modern four-piece bathroom suite. Two of the bedrooms have extensive built-in wardrobes and there is a large boarded & insulated loft space with light.

Additional benefits include double glazing, gas central heating via a regularly serviced Worcester Bosch boiler, the majority of the house was re-wired in 2020 and features USB sockets.

To appreciate all the property has to offer in full, your early viewing comes highly recommended!



Key Features:

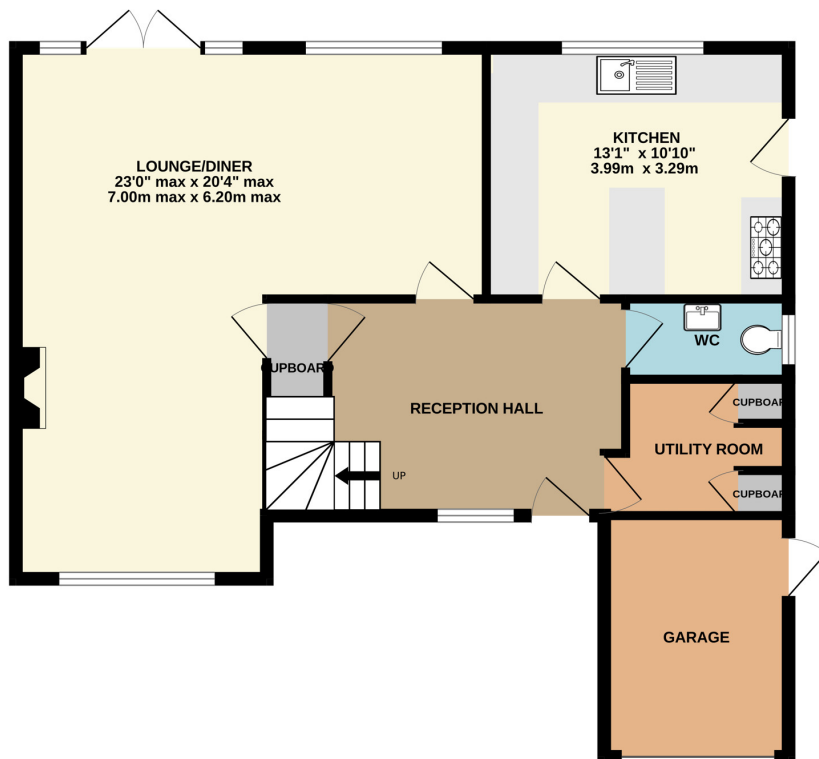
- Spacious Detached House
- Open Plan Lounge/Dining Room
- Quiet Cul-De- Sac
- Off Road Parking & Garage For Storage
- Four Double Bedrooms
- Four Piece Modern Bathroom Suite
- Double Glazing & Gas Central Heating
- Utility Room & Cloakroom

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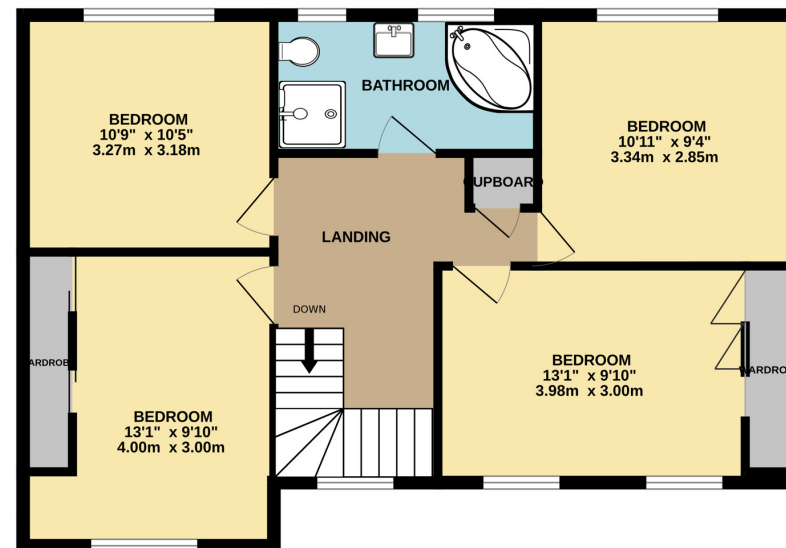
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GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1488 sq.ft. (138.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	85
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

Off-road parking for two vehicles is available on the driveway at the front of the property and access into the garage via and up & over door. The garage was partially converted to create a utility room, leaving ample space for storage.

The rear garden is predominantly laid to lawn with mature shrubs, trees and plantings. There is a large patio area ideal for alfresco dining, a garden shed, outdoor power and gated side access to the front of property.

Location

West Bexhill's 'Cooden' location is one of the most sought-after in the area. In the nearby village of Little Common, you will find a range of independently owned shops, together with a Tesco Express, a Doctor's Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. Just 0.7 miles away is Cooden Beach Train Station, along with the Cooden Beach Golf Club and the beach at Cooden Beach. Bexhill town centre is just 1.8 miles away with the iconic seafront promenades, mainline railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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