



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£430,000** 9 Findon Close, Bexhill-on-Sea TN39 3SH  
2 Bedroom 1 Bathroom 2 Reception







## AT A GLANCE...

A detached bungalow with no onward chain. It is positioned in a desirable cul-de-sac location on a large plot in the highly regarded Cooden area of west Bexhill and offers accommodation including; An enclosed entrance porch opening into the inner hall. The spacious living room/dining room spans over 20FT and leads to a conservatory enjoying views of the rear garden. The fitted kitchen features a range of matching wall units and base units with an integrated oven & hob. It also features space for appliances and a door to the side garden. Additionally, there is a bathroom and separate cloakroom in the bungalow, as well as two double bedrooms. Furthermore, there is a large part-boarded loft space, double glazing and gas central heating via a combination boiler that's just three years old.



### Key Features:

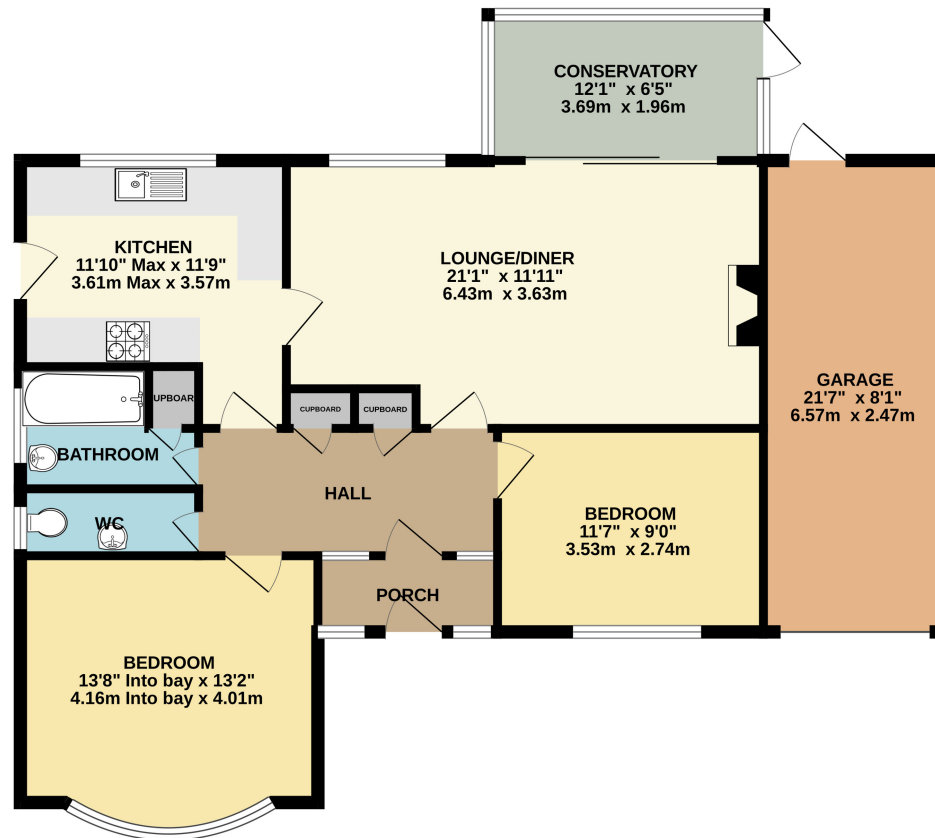
- Detached Bungalow
- No Onward Chain
- Large Plot
- Combination Boiler Just 3 Years Old
- Quiet Cooden Cul-De-Sac Location
- Off Road Parking & Garage
- Lounge & Conservatory

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GROUND FLOOR  
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 1034 sq.ft. (96.1 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>		
(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			
		59	78
England, Scotland & Wales		EU Directive 2002/91/EC	

## Outside

The bungalow is located at the end of this popular Cooden cul-de-sac on a large plot. There is an area of lawn to the front of the property with a driveway for two vehicles and gated side access to the rear. The rear garden is predominantly laid to lawn with mature plantings and areas of lawn to both sides. In addition, there is a garden shed and a greenhouse. Access is available into the garage at the front of the property and the rear.

## 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 0.5 miles away along with Cooden Beach Golf Club and the beach at Cooden. Bexhill Town Centre is just 1.4 miles away with seafront promenades, Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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