



13 Jarvis Brook Close, Bexhill-on-Sea, East Sussex, TN39 3UQ

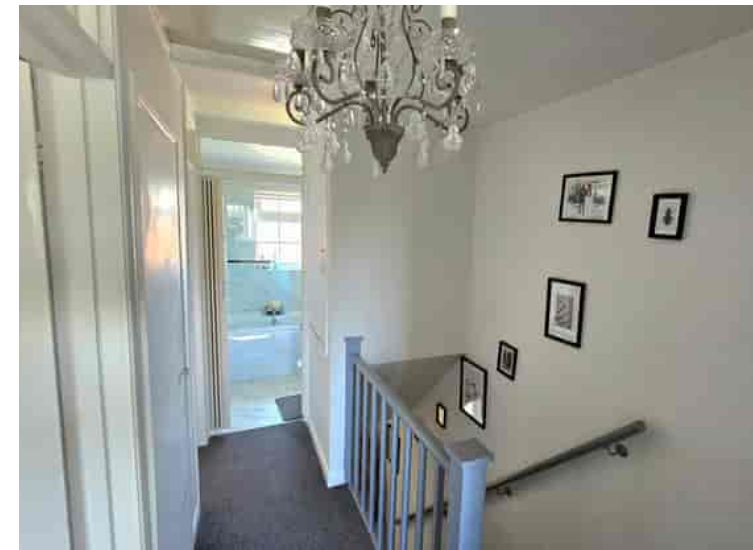
An Immaculate Family Home Located The Heart Of Cooden (Offers Over) £300,000





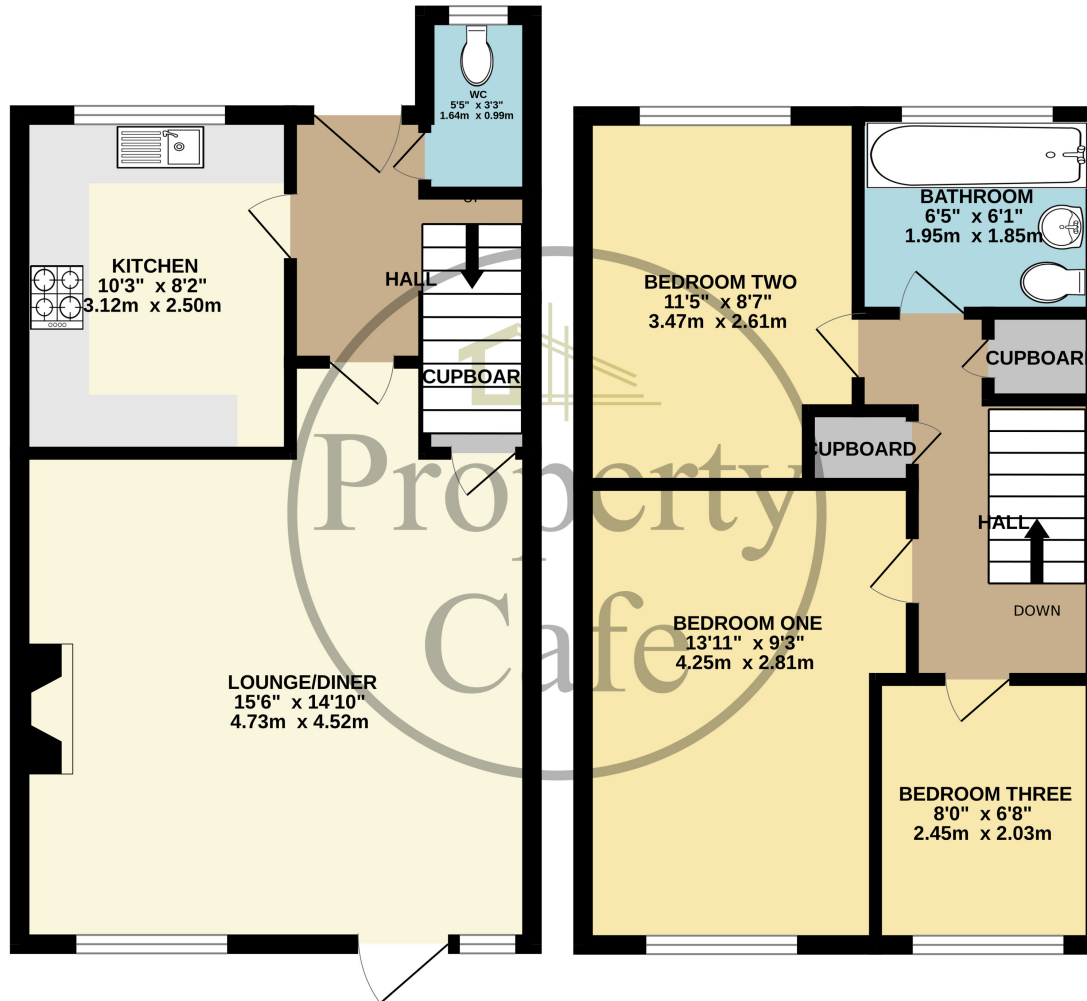
Property Café are delighted to offer for sale this well presented Three Bedroom Mid-Terrace Family Home. The property is situated in the sought after 'Cooden' location with accommodation in brief comprising; Entrance hall leading through to the spacious lounge/diner with access to the rear garden, a modern fitted kitchen with space for washing machine, fridge/freezer, tumble dryer and built-in electric oven/hob. On the first floor can be found three good sized bedrooms and modern family bathroom. Additional benefits to include; A ground floor WC, double glazing, gas central heating and a single garage en-bloc. To arrange to view please call The Property Café on (01424) 224488.

Location : The house is situated in a highly sought after Cooden location within easy access of both Cooden Beach & Little Common Village that offers an excellent range of small independent shops which includes a highly recommended independent butchers, delicatessen, fishmongers, greengrocers & newsagent. You will also find a late opening Tesco store along with various independent shops, hairdressers, beauty salon, general hardware store, doctors surgery & dentist. There is also a good regular bus service near by & Collington mainline station has an excellent service to Hastings, Eastbourne, Brighton, London & Gatwick. Bexhill seafront promenades, Cooden beach & Highwoods golf course are both a short distance away.



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.

1ST FLOOR
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. 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 that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Modern Mid-Terrace Family Home
 - Three Good Size Bedooms
- Spacious West Facing Lounge-Diner
 - Modern Fitted Kitchen
 - Modern Family Bathroom
 - Ground Floor Cloakroom W.C
 - Sought After Cooden Location
- Single Garage En-Bloc
- Well Kept West Facing Garden
 - Central Heating & D.Glazed
- Quiet & Private Cul-De-Sac Location
- Viewing Highly Recommended.
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