



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

Tel : 01424 233330

**£365,000** 5 Wellesley Close, Bexhill-on-Sea TN39 3UX  
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception







## AT A GLANCE...

An immaculately presented & beautifully modernised end-of-terrace home in a highly sought-after Cooden Cul-de-Sac.

Located just a short walk from the popular village of Little Common, this stunning home has been thoughtfully upgraded by the current owner and offers stylish, contemporary living throughout. A newly installed enclosed entrance porch leads into a welcoming hallway. The impressive modern kitchen features sleek, contemporary wall and base units topped with quality quartz work surfaces, along with integrated Bosch appliances including a fridge/freezer, washing machine, oven and induction hob. The spacious living room provides ample space for both lounge and dining furniture, with a door opening into the bright conservatory, which enjoys attractive views over the beautifully maintained rear garden.

On the first floor, the property offers two generously sized double bedrooms, with the main bedroom having a walk in wardrobe area, a modern fitted bathroom suite, and a useful storage cupboard. Additional benefits include remote controlled blinds on all windows, a ground floor cloakroom, new double glazing 2022 and a gas combination boiler installed in 2022. This exceptional home must be viewed to be fully appreciated, early viewing is highly recommended!

\*\* The law requires that we declare to prospective purchasers that an Employee of Bexhill Estates is the legal owner of the property \*\*

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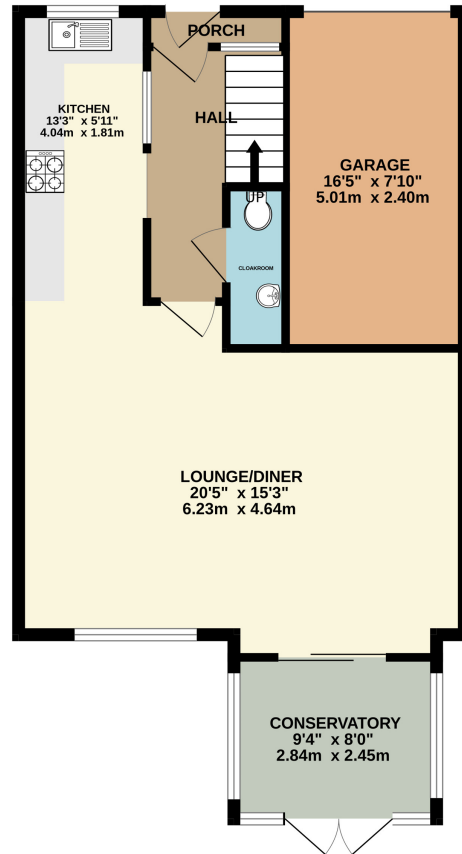


### Key Features:

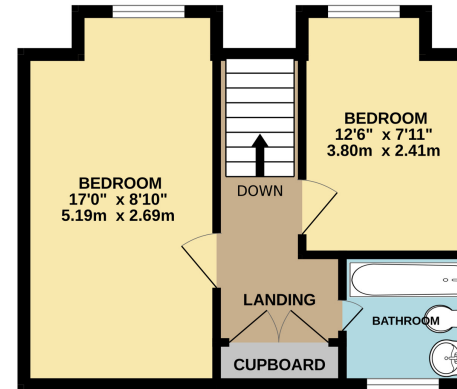
- Immaculate End Of Terrace House
- Two Generously Sized Double Bedrooms
- Beautiful Wrap Around Gardens
- Conservatory & Porch
- Sought After Cooden Cul-De-sac
- Garage & Off Road Parking For Two Vehicles
- Modern Kitchen & Bathroom

  
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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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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.





### Outside -

The front of the property features a smart block-paved driveway providing off-road parking for two vehicles leading to garage with electric up and over door. A standout feature of this home is the generous rear garden, predominantly laid to lawn and extending around the side of the property. Enclosed by new close-board fencing and enhanced with mature trees and shrubs, the garden also offers a spacious patio area, perfect for outdoor entertaining and alfresco dining.

### Location -

The property is situated in the highly sought after 'Cooden' location in West Bexhill. Close by you will find 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 0.7 miles away along with Cooden Beach Golf Club and the beach at Cooden itself. Bexhill Town centre is just 2.0 miles away with seafront promenades, Restaurants, Mainline Railway station with direct Routes in to Hastings, Brighton, London Gatwick and London Victoria.

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