



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



PROPERTY DESCRIPTION

A well presented three bedroom mid-terraced house ideally situated within this sought after cul-de-sac in Cooden which is just under a mile from Cooden Beach train station and Little Common Village with its array of amenities, well regarded primary school and doctors surgery. The accommodation comprises; entrance lobby, study/office with store room which was formally the garage, dual aspect lounge front to back lounge/dining room, fitted kitchen, conservatory, three bedrooms and a family bathroom. Outside there is a resin driveway and a rear garden with decked area and gated access.

EPC - D.

FEATURES

- Three Bedroom Mid-Terraced House
- Front To Back Lounge/Dining Room
- Conservatory
- Sought After Cul-De-Sac Within Cooden
- Garage Converted To Create Study And Storage Room
- Resin Driveway Providing Off Road Parking
- Manageable Garden With Rear Access
- Council Tax Band - C





ROOM DESCRIPTIONS

Entrance Lobby

Accessed via UPVC front door with double glazed patterned insert, double glazed patterned window.

Cloakroom/WC

Double glazed patterned window to the front, low level WC, wash hand basin with chrome mixer tap and cupboard under, radiator.

Office

11' 0" x 6' 8" (3.35m x 2.03m) Double glazed window to the front, spotlights, radiator.

Lounge/Dining Room

22' 5" x 10' 4" (6.83m x 3.15m) A dual aspect room with double glazed window to the front and sliding doors to the rear with the latter leading to the conservatory, ceiling coving, large under-stairs cupboard, stairs rising to the first floor, radiator.

Kitchen

10' 4" x 7' 8" (3.15m x 2.34m) Double glazed window and door to the rear with the latter leading to the conservatory, ceiling coving, a fitted kitchen comprising; a range of laminate working surfaces with inset sink and drainer unit with mixer tap, space for cooker with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers and glazed fronted display units, space for washing machine and dishwasher, built-in fridge/freezer, radiator.

Conservatory

14' 9" x 9' 2" (4.50m x 2.79m) Double glazed windows and doors to the rear leading to the garden, radiator.

First Floor Half Landing

Radiator.

First Floor Landing

Access to loft space via hatch with ladder.

Bedroom One

13' 1" x 8' 2" (3.99m x 2.49m) Double glazed window to the rear, spotlights, radiator.

Bedroom Two

10' 3" x 8' 0" to wardrobes (3.12m x 2.44m to wardrobes) Double glazed window to the rear, ceiling coving, radiator, a range of built-in wardrobes across one elevation.

Bedroom Three

9' 1" x 8' 5" (2.77m x 2.57m) Double glazed window to the front, ceiling coving, radiator.

Bathroom

Double glazed patterned window to the front, a matching three piece suite comprising; P-shaped jacuzzi bath with thermostatic shower over and fitted screen, wash hand basin with chrome mixer tap and cupboard under, low level WC, airing cupboard housing hot water cylinder and shelving.

Outside

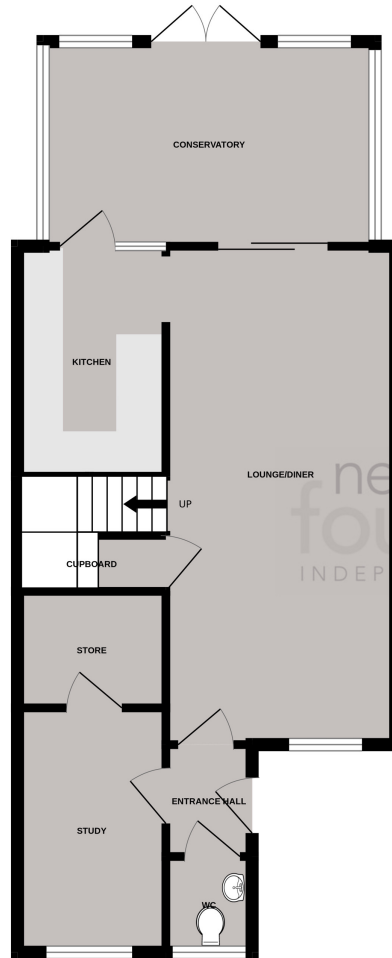
To the front there is a resin driveway providing off road parking, outside power point, slate border with mature shrubs.

The rear garden is a manageable size, area of decking ideal for table and chairs, timber framed shed, raised brick border, various shrubs and trees, gated rear access with further storage container.

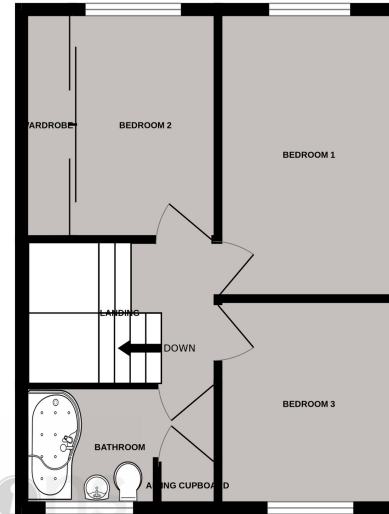


FLOORPLAN

GROUND FLOOR



1ST FLOOR



new foundations
INDEPENDENT ESTATE AGENTS

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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC

