



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

94 Cowdray Park Road, Bexhill-on-Sea, East Sussex  
TN39 4EZ

**£699,950**

5 Bedroom

3 Bathroom

3 Reception







# AT A GLANCE...

This particularly spacious detached property offers generous, split-level and highly versatile accommodation, occupying a private position with no passing traffic and beautiful elevated views. Ideally situated in the sought-after Little Common area, the property lies approximately one mile from the village amenities and the highly regarded Little Common Primary School.

The accommodation is split-level and begins with a welcoming entrance hall, which provides access to an en-suite bedroom and a further double bedroom. A short flight of steps leads down to the ground floor, where an impressive kitchen/dining room forms the heart of the home. The kitchen is fitted with matching wall and base units complemented by Quartz work surfaces and benefits from a range of integrated Neff appliances, including an induction hob, four eye-level ovens, two plate-warming drawers, and a tower fridge and freezer. Additional features include an instant hot water tap, a wine fridge, a large central island, underfloor heating, and double sliding doors opening onto the rear garden. A door from the kitchen leads into a separate utility room with space and plumbing for appliances. Adjacent to the kitchen/diner is a particularly spacious, triple-aspect family room, enjoying views over the rear garden and featuring bi-folding doors that further enhance the sense of light and space.

From the entrance level, a small set of stairs leads up to the first floor, where you will find a generous living room with a feature inset electric fireplace. Two sets of double sliding doors open onto a west-facing sun terrace, offering beautiful elevated views. The master bedroom suite is located alongside and comprises a triple-aspect bedroom with extensive fitted wardrobes and a well-appointed en-suite bathroom.

A further short flight of stairs leads to the second floor, which provides two additional bedrooms and the family bathroom. Further benefits include gas central heating, double glazing throughout and NO ONWARD CHAIN. To fully appreciate the space, versatility, and impressive setting of this exceptional home, early viewing is highly recommended.

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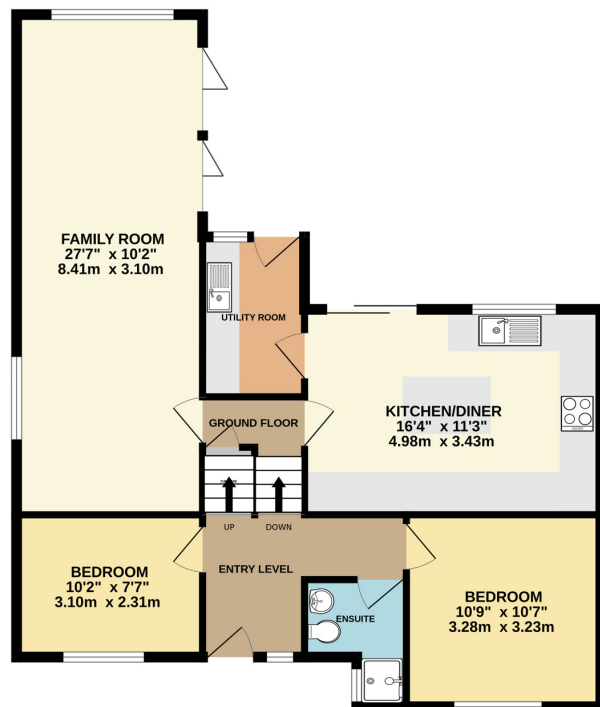


## Key Features:

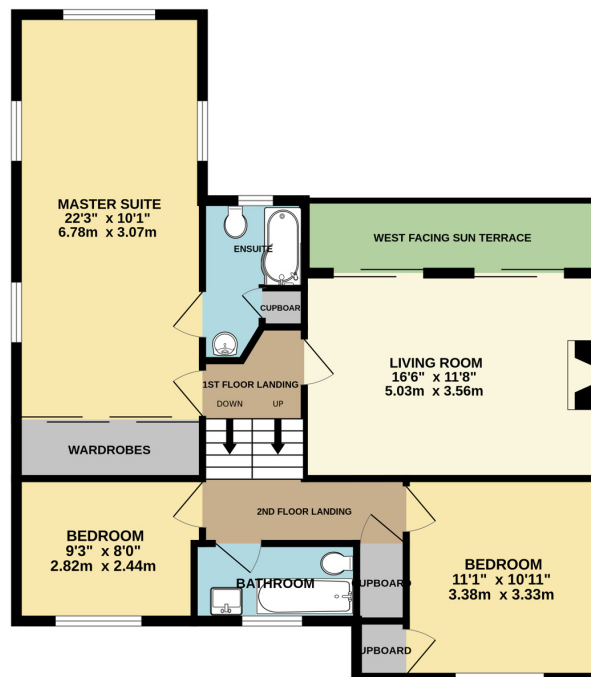
- Substantial Detached House
- Living Room With West Facing Sun Terrace
- Two En-suites & Family Bathroom
- West Facing Rear Garden
- Off Road Parking & Double Garage
- No Passing Traffic
- Spacious Family Room
- Five Bedrooms
- Impressive Kitchen With Separate Utility Room
- External Home Office & Gym
- Popular Little Common Location
- No Onward Chain

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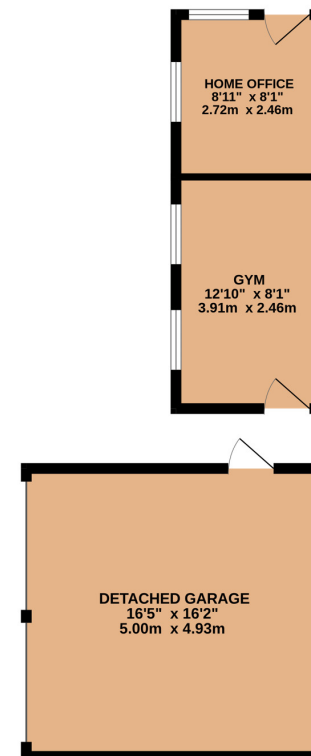
HALL FLOOR & GROUND FLOOR  
640 sq.ft. (78.0 sq.m.) approx.



1ST & 2ND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



EXTERIOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 2092 sq.ft. (194.4 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+) <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 |         |           |
| England, Scotland & Wales                   | 71      | 81        |
| EU Directive 2002/91/EC                     |         |           |

## Location

The property is situated in Little Common, West Bexhill. Close by is a small every day convenience store and community bus stop. The village itself offers a range of well-regarded, independently owned day-to-day shops as well as a Tesco Express. You will find a doctor's surgery, Dentist, and transport links. The sought-after Little Common Primary School is also located in the village, currently rated as 'Outstanding' on the recent Ofsted report.

## Exterior

An extensive driveway leads to the double garage. The frontage benefits from a raised area laid to lawn and gated side access.

To the rear of the property is the west-facing garden. A patio area extends to the side and leads to steps providing access to the courtesy door to the garage and the gym. This area also benefits from external power points and a stone-laid section which continues behind the garage, offering useful additional storage. Steps rise to an extensive decked area, creating an ideal space for outdoor entertaining, complemented by a further decked section housing a hot tub. There is also access to an external office. The remainder of the garden is laid to lawn.

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