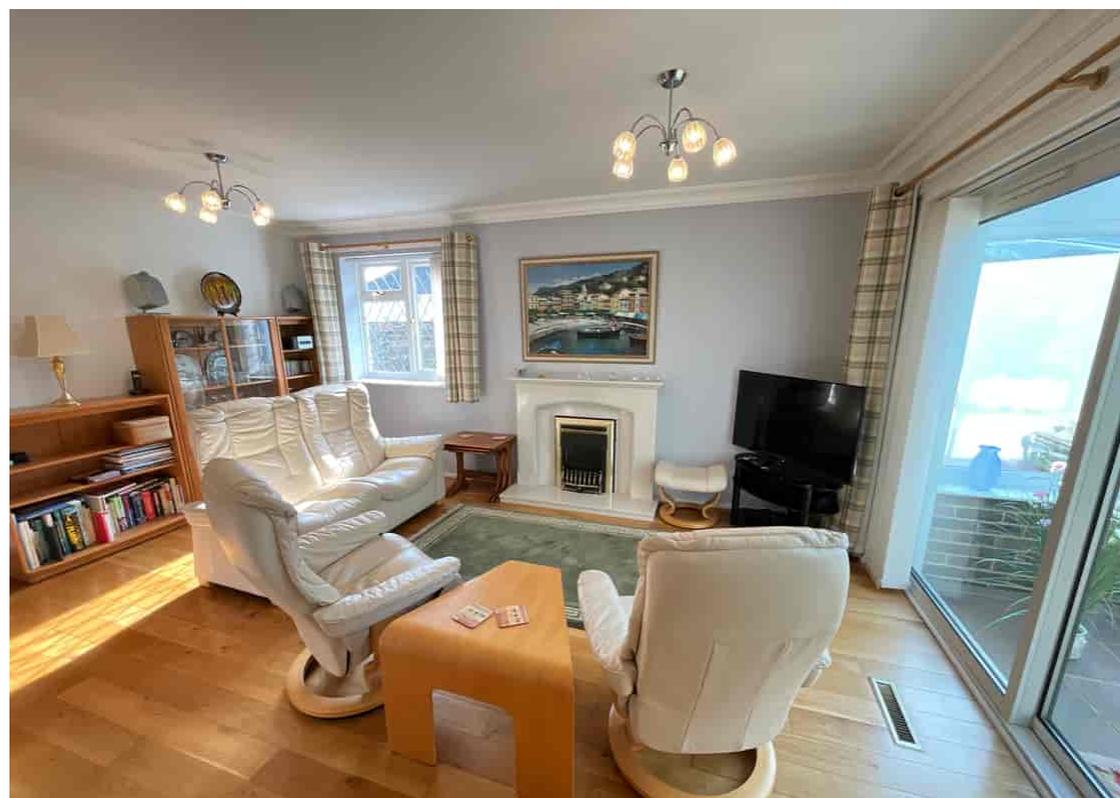




11 Osbern Close, Bexhill-on-Sea, East Sussex, TN39 4TJ

Am Immaculate Three Bed Detached Bungalow In The Heart Of Cooden £469,950 - Freehold

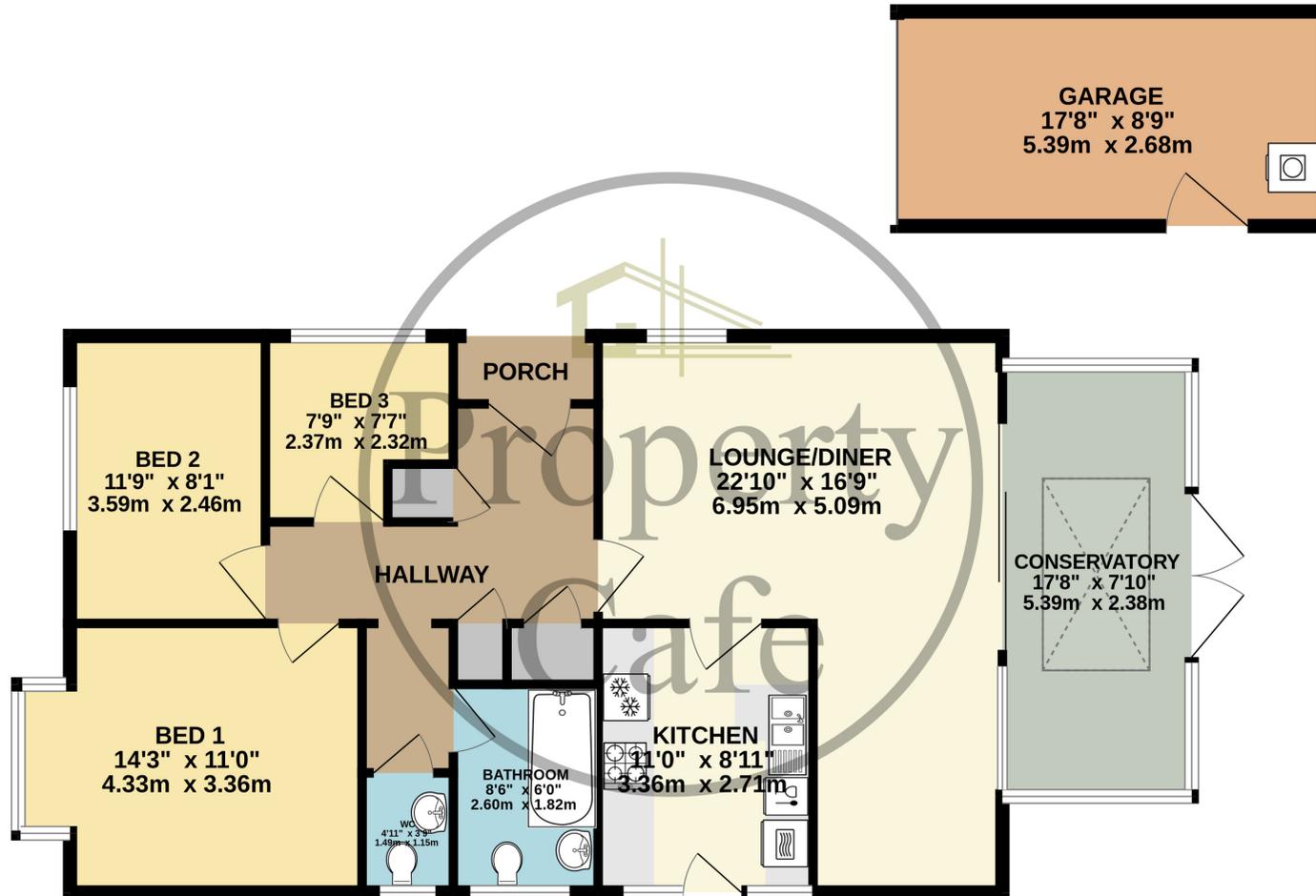




As you will note from the adjacent floor plan and photos, the property offers well proportioned accommodation throughout with benefits and accommodation to include. An immaculate inner hallway with access through to all three bedrooms, a spacious dual aspect lounge-diner offering ample space to relax and entertain, a modern well equipped fitted kitchen, modern bathroom & full width West facing conservatory overlooking the rear garden. To the front of the property you will note there is a pleasant area of garden that is mostly laid to lawn and offers a substantial driveway leading to a detached single garage with remote roller door. To the rear of the property there is a pleasant and well kept West facing garden which has been landscaped to include a full width patio area leading to a slightly raised lawn with well stocked flower and shrub borders. Property is also a highly efficient home with a fully serviced gas central heating system and double glazing throughout. As advised, the property is situated in a highly sought after and peaceful location within the heart of Cooden offering easy access to Cooden Beach and Cooden Beach mainline station. Little Common Village is also within pleasant walking distance. The property is offered for sale with no onward chain and your earliest internal viewing would be highly recommended. Please call our Bexhill sales team on (01424) 224488.



GROUND FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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Bedrooms: 3
Receptions: 1
Council Tax: Band E
Council Tax: Rate 2964.43
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (66)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

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



*An Immaculate detached bungalow * Three family bedrooms * Spacious dual aspect lounge-diner * Modern fitted kitchen and bathroom * Full width West facing conservatory * Central heating and fully double glazed * Immaculate areas of garden to front and rear * Substantial drive with ample parking Detached single garage with remote-roller door * Highly sought after Cooden location * Offered for sale with no onward chain.*





The property is situated within walking distance both Little Common Village & Cooden Beach: Little Common Village is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Immaculate detached bungalow
 - Three family bedrooms
 - Spacious dual aspect lounge diner
 - Modern fitted kitchen and bathroom
 - Full width West facing conservatory
 - Central heating and fully double glazed
 - Immaculate areas of garden to front and rear
- Substantial drive with ample parking
 - Detached single garage with remoteroller door
 - Highly sought after Cooden location
 - Offered for sale with no onward chain
 - Internal viewing highly recommended
 - To view please call our Bexhill team on (01424) 224488