




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£749,950 Brackern Close, Bexhill-on-Sea, East Sussex TN39 3BT
🛏️ 4 Bedroom 🛁 2 Bathroom 🪑 3 Reception



AT A GLANCE...

We are delighted to offer for sale this immaculate detached house in one of Cooden's most prestigious locations. Situated in a private position in a close with only three other properties, the house has been a happy home for our vendor since it was built in 1987. Boasting spacious accommodation that includes an impressive entrance hall leading to the dual aspect living room featuring an inglenook fireplace. The modern fitted kitchen/diner comprises a range of matching wall units and base units finished with newly installed Quartz work surfaces. Integrated appliances include a microwave oven, dishwasher, washing machine, tumble drier, fridge/freezer and a range cooker. The kitchen benefits further from a waste disposal unit, a ceramic sink and the wall mounted boiler that was completely refurbished in 2023. In addition, the ground floor benefits further from a separate dining room, study and cloakroom. On the first floor, the galleried landing leads to the master suite with an en-suite bathroom, three further double bedrooms and the family bathroom suite. Furthermore, the property benefits from a large part boarded insulated loft, double glazing & gas central heating.

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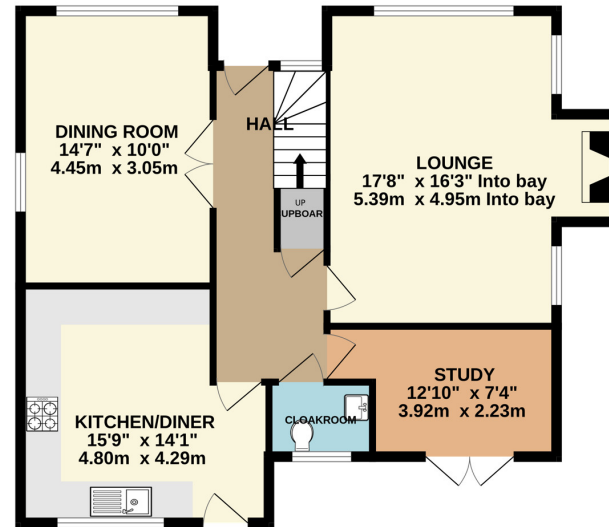
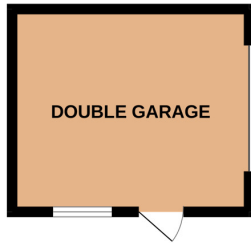
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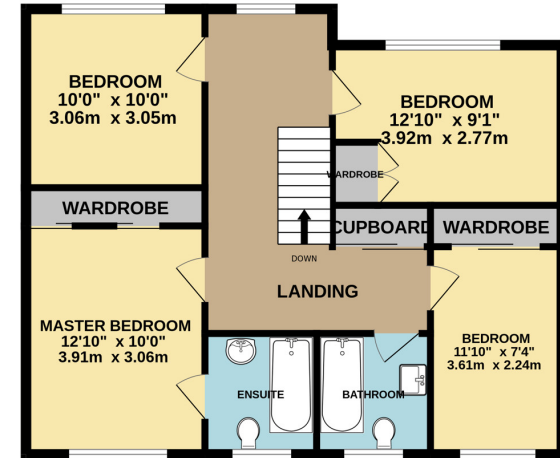
Key Features:

- Substantial Detached House
- Four Double Bedrooms
- Modern Kitchen/Diner
- Separate Dining Room & Study
- Private Position In Cooden
- Two Bathrooms
- Off Road Parking & Detached Double Garage
- Highly Desirable Location

GROUND FLOOR
947 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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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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 house has off-road parking to the front of the property and access into the double garage via an electric opening door with a recently replaced motor in 2023. The rear garden is predominantly laid to lawn with a further area of garden to the side of the property. There is a variety of well-established plantings and trees, side access is available to the front of the property.

Location

The property is located in a highly desirable location in Cooden, West Bexhill. Close by you will find the village of Little Common offering a range of 'day-to-day' shops including a Tesco Express and some highly regarded independently owned shops, as well as a Dentist, Doctors' surgery and bus routes. Cooden Beach golf and tennis clubs are a five-minute walk. The closest train station is Cooden Beach under 600 meters from the property, offering regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria.

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