




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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£375,000 2 Heighton Close, Bexhill-on-Sea TN39 3UP
🛏 3 Bedroom 🚿 1 Bathroom 🛋 1 Reception



AT A GLANCE...

Located in a highly desirable Cooden location, a short distance from Little Common village amenities, this modernised semi-detached house offers many benefits!

After being recently modernised, the house has been furnished with modern fixtures and fittings, abundant natural light, and includes the following: A welcoming entrance hall with a cloakroom leads to a dual aspect lounge/diner with ample space for both living room and dining room furniture, and double doors opening to the rear garden. Fitted with matching wall and base units, the kitchen boasts an integrated oven and hob, a microwave, and plenty of space for additional appliances.

Three good-sized bedrooms can be found on the first floor, along with a modern bathroom. Bedrooms one and two have fitted wardrobes and there is a useful storage cupboard. A 'Hive' home system and double glazing are also included in the property's features.

To appreciate all this beautiful property has to offer in full, an early viewing is highly recommended!

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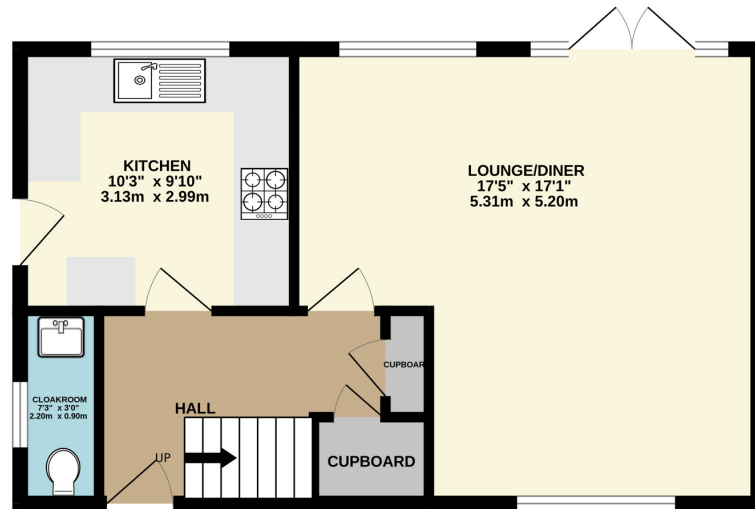
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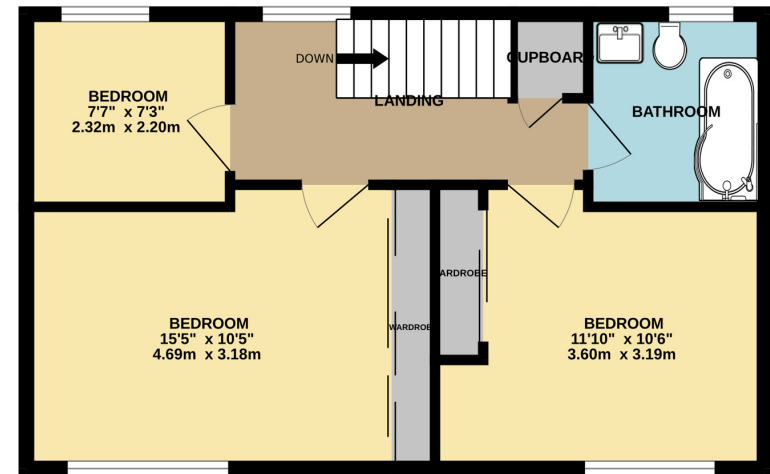
Key Features:

- Modernised Semi-Detached House
- Abundant Natural Light
- Highly Desirable Cooden Location
- Low Maintenance Gardens
- Three Bedrooms
- Garage En-Bloc
- Modern Kitchen & Bathroom

GROUND FLOOR
472 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.



TOTAL FLOOR AREA : 944 sq.ft. (87.7 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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Exterior

The property comes with low-maintenance gardens to both the front and rear, there is also a garage en-bloc very close by. The rear garden is predominantly laid to lawn with a patio area and timber pergola, ideal for alfresco dining. The rear garden also benefits from a garden shed and side access to the front of the property.

Location

West Bexhill's 'Cooden' location is one of the most sought-after in the area. In the nearby village of Little Common, you will find a range of independently owned shops, together with a Tesco Express, a Doctor's Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. Just 0.6 miles away is Cooden Beach Train Station, along with the Cooden Beach Golf Club and the beach at Cooden Beach. Bexhill town centre is just 1.8 miles away with the iconic seafront promenades, mainline railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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