




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£675,000 Cooden Drive, Bexhill-on-Sea TN39 3AG
🛏️ 4 Bedroom 🛁 2 Bathroom 🚪 2 Reception



AT A GLANCE...

A charming 1930s detached house is being offered for sale by Bexhill Estates. In a prime location just 0.3 miles from Cooden Beach, this house boasts abundant natural light and well-proportioned accommodation including; a dual-aspect lounge with a feature log burner. There is a separate dining room, a cloakroom and a modern fitted kitchen/breakfast room featuring a range of matching wall and base units and solid oak work surfaces. There is an attractive brick fireplace with a freestanding cooker and integral appliances including an under-counter fridge & freezer and a dishwasher. Adjacent to the kitchen is a separate utility room with space and plumbing for appliances. On the first floor, you will find a master bedroom with extensive fitted wardrobes and an en-suite shower room. There are three further double bedrooms and a modern four-piece family bathroom. A distant view of the sea is also available from both front-facing bedrooms. Furthermore, the property has a boarded loft space, gas central heating and is fully double glazed. The roof was also replaced in 2015.



Key Features:

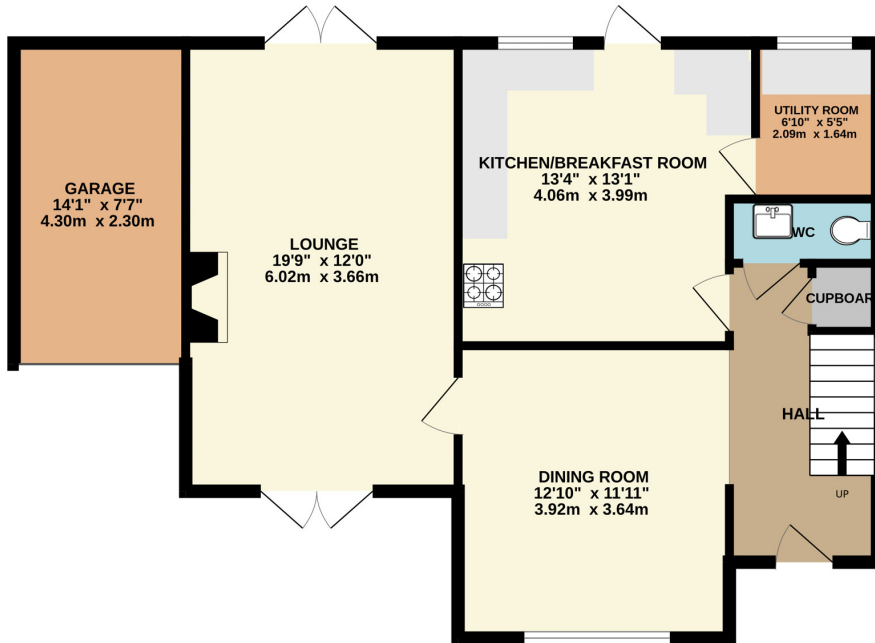
- 1930s Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Off-Road Parking & Garage
- Highly Desirable Cooden Location
- Two Bathrooms
- Modern Kitchen/breakfast Room & Utility Room
- Distant Sea Views From First Floor

Cooden Drive, Bexhill-on-Sea, East Sussex,
TN39 3AG

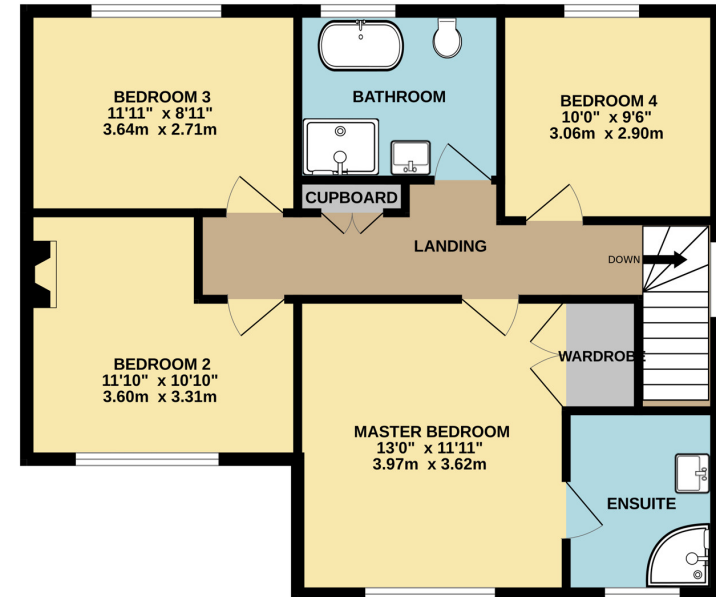
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GROUND FLOOR



1ST FLOOR



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

OUTSIDE -

The front of the property has a block-paved driveway and access into the garage via an electric up & over door. The garage benefits from power & light.

The rear garden is predominantly laid and features a patio area, a decked seating area, a hot tub beneath a gazebo, two timber-framed sheds, a variety of mature trees and shrubs. Side access is available to the front of the property.

LOCATION -

The property is situated in a highly desirable location at Cooden Beach, West Bexhill. Within walking distance you will find Cooden Beach Train Station, with regular routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria, as well as bus routes. Cooden Beach is just 0.3 miles from Cooden Beach hotel, recently refurbished and the Cooden Beach golf club is also close by. The closest school is Little Common Primary, currently rated as 'Outstanding' on their most recent Ofsted report.

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