



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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The Lodge 11 Withyham Road, Cooden, Bexhill-on-Sea,
East Sussex TN39 3BD
£600,000 4 Bedroom 2 Bathroom 2 Reception
Offers in excess of



AT A GLANCE...

Bexhill Estates are extremely proud to bring to the market this attractive and detached four bedroom period house, being situated a highly sought after location, in the heart of Cooden. This light and bright property was built in the early 1900's and has been modernised, whilst still retaining some lovely original features throughout.

The generous accommodation comprises welcoming and light bathed entrance hallway with understairs storage, South facing sitting room leading into separate dining room, both with bay windows, fitted kitchen, separate breakfast area, cloakroom w/c and an impressive conservatory with double height feature glazing and an insulated roof which was installed in 2023.

To the first floor the landing with built in storage, leads to four bedrooms, bedroom one benefitting from spacious en-suite with full size bath, shower enclosure, wash hand basin and w/c and bedroom two has a separate shower cubicle with built-in storage. The additional family bathroom comprises modern suite with full sized bath, wash hand basin and w/c.

In addition the property boasts gas central heating, double glazing, partially boarded loft and additional storage throughout.

To the outside can be found a substantial detached double garage with light and power, with two electric roller doors. There is a generous resin drive, with further gated parking area.

Bexhill Estates highly recommend an early inspection to fully appreciate all this delightful property has to offer. This property is also being offered CHAIN FREE!

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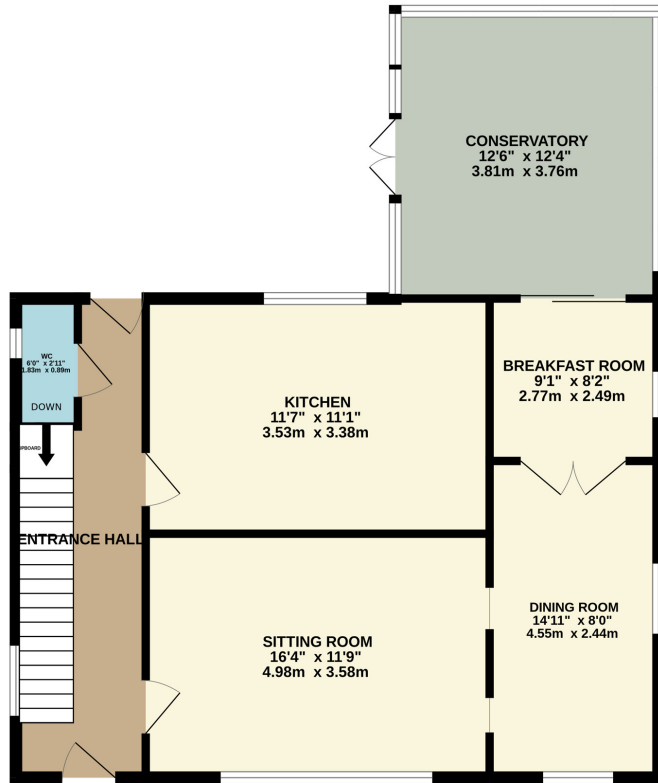
 4 Bedroom  2 Bathroom  2 Reception



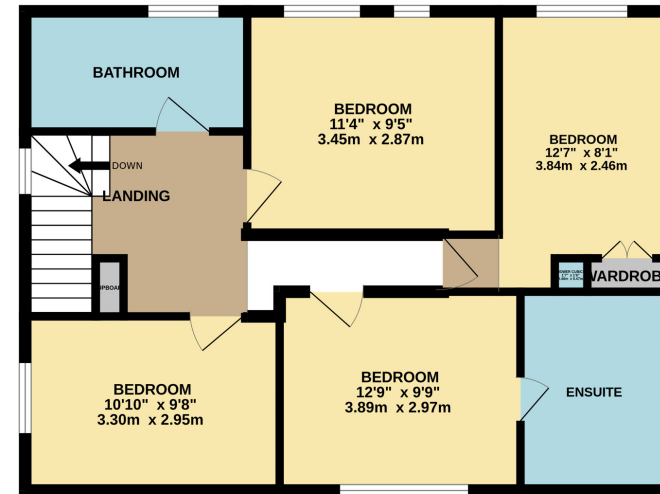
Key Features:

- Substantial Period House
- Two Bathrooms
- Impressive Conservatory
- Highly Sought After Cooden Location
- **NO ONWARD CHAIN**
- Four Bedrooms
- Three Reception Rooms
- Extensive Off Road Parking
- Detached Double Garage

GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 1496 sq.ft. (139.0 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
		75
	59	
England, Scotland & Wales		
EU Directive 2002/91/EC		

LOCATION

The property is located in the highly desirable area of 'Cooden', in West Bexhill. Within walking distance, you'll find Cooden Beach, Cooden Tennis Club and Little Common Village, which offers independent day-to-day shops like a Tesco Express, Doctor's Surgery, Dentist's, as well as Little Common Primary School, currently rated 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.4 miles away, along with Cooden Beach Golf Club and the beach at Cooden.

Bexhill Town Centre is just 2.0 miles away with seafront promenades, and Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

EXTERIOR

The property has an attractive frontage with range of mature shrubs and planting. The resin driveway offers off road parking for numerous vehicles, with solid wood gates opening into a further area of driveway, leading to the garage with two electric roller doors, light and power. The garage would make an ideal workshop/hobby room as well as offering garaging for vehicles if needed. The private rear garden is mostly laid to lawn and offers privacy and seclusion, and benefits from mature shrubs and planting.

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