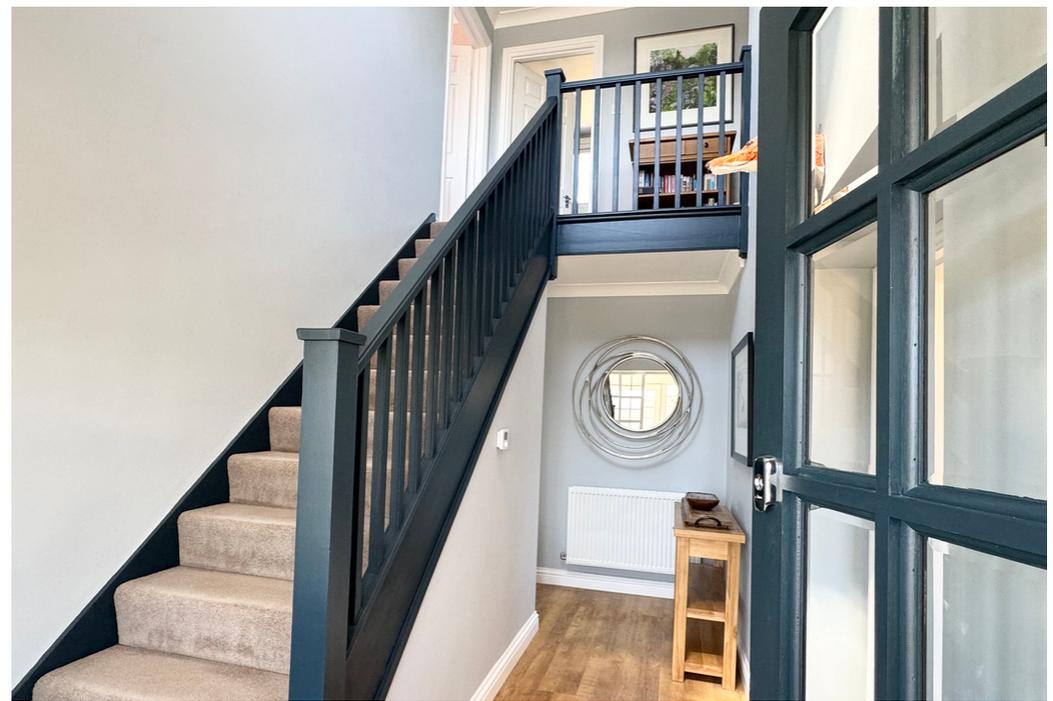





BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

60 Hawkhurst Way, Bexhill-on-Sea, East Sussex TN39
£549,950 ^{3SN}  3 Bedroom  2 Bathroom  2 Reception



AT A GLANCE...

Bexhill Estates are extremely proud to present this extremely impressive three/four bedroom chalet style detached house with distant sea views, situated in the highly sought after area of Cooden. This light and bright home has been fully refurbished by the current owners and has been modernised throughout. Accommodation comprises entrance porch, leading into attractive hallway with galleried landing, spacious sitting room with wood burner and French doors leading into the garden, dining room/bedroom four, substantial and modern kitchen/breakfast room with French doors leading into the rear garden and with vast array of wall mounted and under worksurface cupboards, range of built in appliances, and a further utility area. The cloakroom/w/c completes the ground floor accommodation. Stairs rise to the galleried landing, where the three bedrooms can be found with bedroom one boasting an en-suite shower room and w/c, along with the contemporary family bathroom with full size bath, W.C and vanity unit and wash hand basin.

In addition the property has a newly fitted Worcester combination wall mounted boiler and gas central heating with newly fitted radiators to the ground floor, double glazing throughout and excellent built in storage.

To the outside the property benefits from a charming frontage, being mostly laid to lawn. To the side there is off road parking and access to the detached garage and workshop with light and power. To the rear there are two substantial patio areas, perfect to enjoy alfresco dining in the warmer months. The majority of the rear is then laid to lawn with variety of attractive planting and mature shrubs and trees and an attractive timber summer house.

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Sussex, TN39 3SN

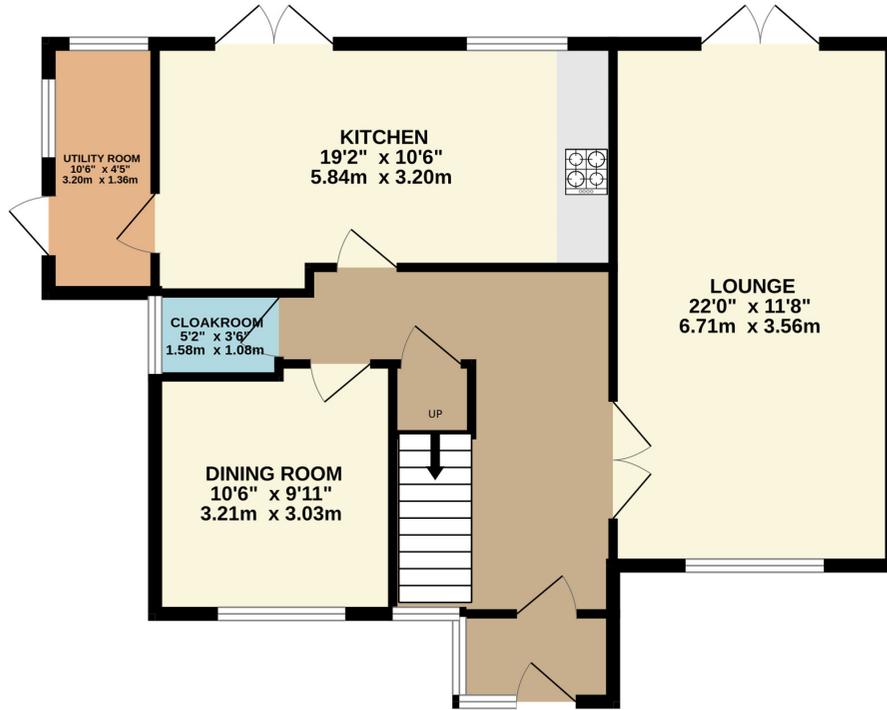
 3 Bedroom  2 Bathroom  2 Reception



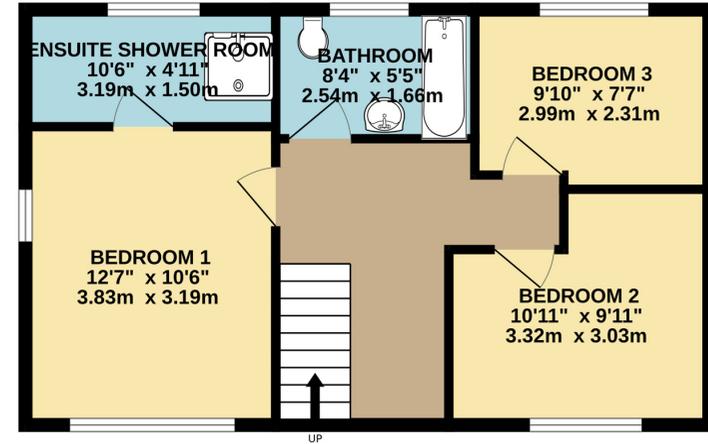
Key Features:

- Detached Chalet Style House
- Three/Four Bedrooms
- Sought After Cooden Location
- Detached Garage & Off Road Parking
- Immaculate Condition Throughout
- Two Bathrooms
- Fully Refurbished
- Utility Room

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		77
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Exterior

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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3 Bedroom 2 Bathroom 2 Reception

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