






BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

1 Monterey Close, Bexhill-on-Sea, East Sussex TN39
£535,000 ^{3SZ}  3 Bedroom  1 Bathroom  2 Reception



AT A GLANCE...

In a prominent position, the south-facing aspect of this detached bungalow boasts distant sea views. The bungalow is situated in a desirable Cooden location and enjoys generously sized rooms and versatile accommodation including; A large enclosed entrance porch opening into the inner hall. The lounge/diner boasts a feature electric fireplace, distant sea views and ample space for living room and dining room furniture. The fitted kitchen has matching wall and base units, with an integrated eye-level double oven & hob, space for appliances and a useful larder cupboard. There are three large double bedrooms in the bungalow, one of which is currently used as an office. With double doors that lead to the rear garden and an integral garage door, there is a brick-built garden room that can be used for a variety of purposes. Furthermore, there is a modern fitted and fully tiled shower room, a large part-boarded loft space, double glazing and gas central heating via the combination boiler.

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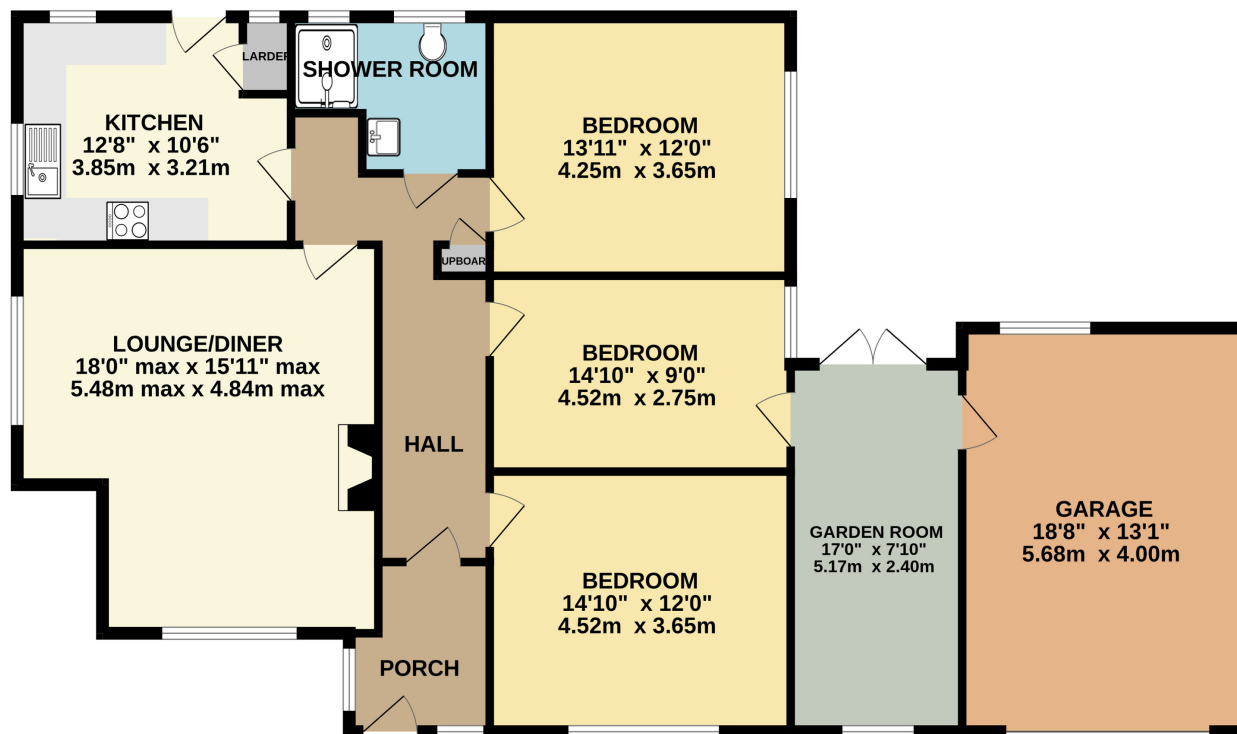
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Key Features:

- Spacious Detached Bungalow
- Three Large Double Bedrooms
- Distant Sea Views From The Lounge/Diner & Kitchen
- Modern Fitted Shower Room
- Popular Cooden Location
- Dual Aspect Lounge/Diner
- Off Road Parking & 1 1/2 Garage

GROUND FLOOR
1453 sq.ft. (135.0 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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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.



Exterior

The bungalow boasts well-established gardens that surround the property. The low-maintenance rear garden is west facing and predominantly laid to lawn. There is patio area ideal for alfresco dining and mature raised flower beds. Access is available into the over sized garage both via an integral door in the garden room and also a remote controlled up & over door at the front of the property. The garage benefits from power & light.

Location

The property is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.6 miles away along with Cooden Beach Golf Club and the beach at Cooden. Bexhill Town Centre is just 1.4 miles away with it's iconic seafront promenades, Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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