



135 Cooden Drive, Bexhill-on-Sea, East Sussex, TN39 3AJ

Spacious Three Bedroom Detached House With South Facing Rear Garden In A Sought After Position
£550,000 - Freehold





This generous three-bedroom detached family home is ideally positioned within the highly sought-after Cooden location, just a short walk from a quiet and unspoilt stretch of beach. Enjoying a pleasant southerly outlook with a glimpse of the sea, the property offers both space and opportunity in equal measure.

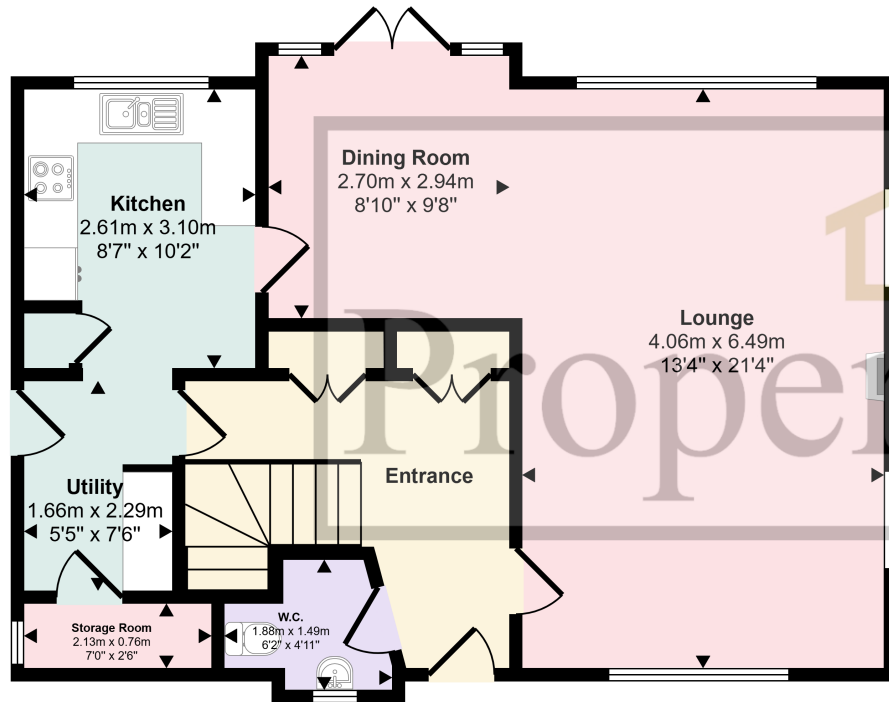
The accommodation comprises a spacious L-shaped lounge/diner, perfect for family living and entertaining, alongside a separate fitted kitchen with adjoining utility area. Further benefits on the ground floor include a convenient WC. Upstairs, there are three large and well-proportioned double bedrooms, all served by a fully fitted family bathroom.

Externally, the property truly excels with a vast south-facing rear garden, offering excellent privacy and huge potential for landscaping or extension (subject to the necessary consents). A single garage and ample off-road parking complete the package.

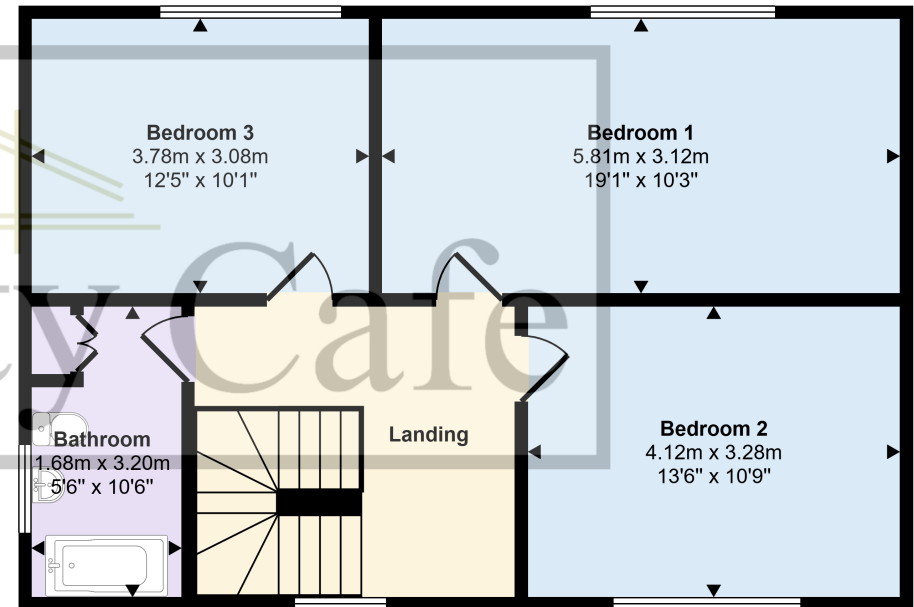
Additional features include newly installed gas boiler & radiators completing the central heating system and updated double glazing in addition to significant scope to improve or personalise including a loft space above the garage which other comparable houses have further developed to add a fourth bedroom, making this an ideal long-term family home or investment opportunity. The property is offered with no onward chain, ensuring a smooth and straightforward purchase. Early viewing is highly recommended to fully appreciate the space, setting, and potential on offer.



Approx Gross Internal Area
127 sq m / 1366 sq ft




Ground Floor
Approx 64 sq m / 688 sq ft



First Floor
Approx 63 sq m / 679 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 3
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Receptions: 1
Council Tax: Band E
Council Tax: Rate 3119.52
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: D (68)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Not suitable for wheelchair users.

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



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Cooden Drive area of Bexhill; Walking distance to the sea, Collington Train station and a local bus stop. A short journey to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Generous Three Bedroom Detached Family Home For Sale
 - Spacious 'L' Shape Lounge/Diner
 - Separate Kitchen With A Utility Area
 - Ground Floor WC
 - Three Large & Well Proportioned Double Bedrooms
 - Fully Fitted Family Bathroom
 - Vast South Facing Rear Garden
- Single Garage & Ample Off-Road Parking
- Pleasant Southerly Outlook With a Sea Glimpse
 - Potential & Scope To Improve
 - Gas Central Heated & Double Glazed.
- Sought After 'Cooden' Location - Walking Distance To A Quiet Area Of Beach
 - Sold With No Onward Chain
 - Viewing Highly Recommended