



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£475,000** 13 Shipley Lane, Bexhill-on-Sea TN39 3SR  
3 Bedroom 1 Bathroom 1 Reception



## AT A GLANCE...

This detached bungalow is located in a desirable Cooden area of west Bexhill, surrounded by greenery and filled with abundant natural light. A variety of daily shopping facilities and transportation links are located nearby in the popular village of Little Common. Accommodation includes: an entrance hall with double doors leading to a spacious dual aspect lounge and dining room with a feature fireplace and doors into the sun room. The fitted kitchen features matching wall and base units with space for appliances and access to the rear garden. Three bedrooms are also available in the bungalow, including one with extensive built-in wardrobes. Also included is a sun room with views over the rear garden and a bathroom suite. As well as all of these features, the property has a large loft and is predominantly double glazed, has gas central heating, and has some original parquet flooring. Viewing is essential to appreciate all the bungalow has to offer and its position in full!

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### Key Features:

- Detached Bungalow
- Spacious Dual Aspect Lounge/Diner
- Highly Desirable Cooden Location
- Well-Established Gardens
- Three Bedrooms
- Off Road Parking & Detached Workshop
- Double Glazing & Gas Central Heating

  
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GROUND FLOOR  
967 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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+)	<b>A</b>		<b>87</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>58</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Exterior

The front garden is well-established and laid to lawn with well-established plantings. Off-road parking is available to the side of the property and gated access to the rear garden.

The rear garden is west-facing and predominantly laid to lawn. The garden is well-stocked with a variety of established, trees, shrubs and plantings. There is a small patio area to enjoy alfresco dining and a detached workshop with power & light available.

## 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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