



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£680,000 116 Cooden Sea Road, Bexhill-on-Sea TN39 4RW
Offers over  4 Bedroom  2 Bathroom  3 Reception



AT A GLANCE...

With a substantial rear garden and breathtaking views, this remarkable detached Victorian cottage dates back to the 1800s. Within a stretch of rarely available properties, in a highly desirable Cooden location just a few minutes walk from the popular village of Little Common. The property's charm and character have been combined with sympathetic modernisation under the current ownership, resulting in; A modern fitted kitchen with space for appliances. The kitchen is open plan with a dining area, and the second reception room, offering stunning views to the rear. A living room, a downstairs bedroom/study, and a utility room are also on the ground floor. Far-fetched views can be seen from the master bedroom on the first floor, which boasts built-in wardrobes and an en-suite shower room. Two additional double bedrooms with built-in wardrobes, as well as a bathroom, are located on the first floor. Furthermore, the property benefits from gas central heating and double glazing.

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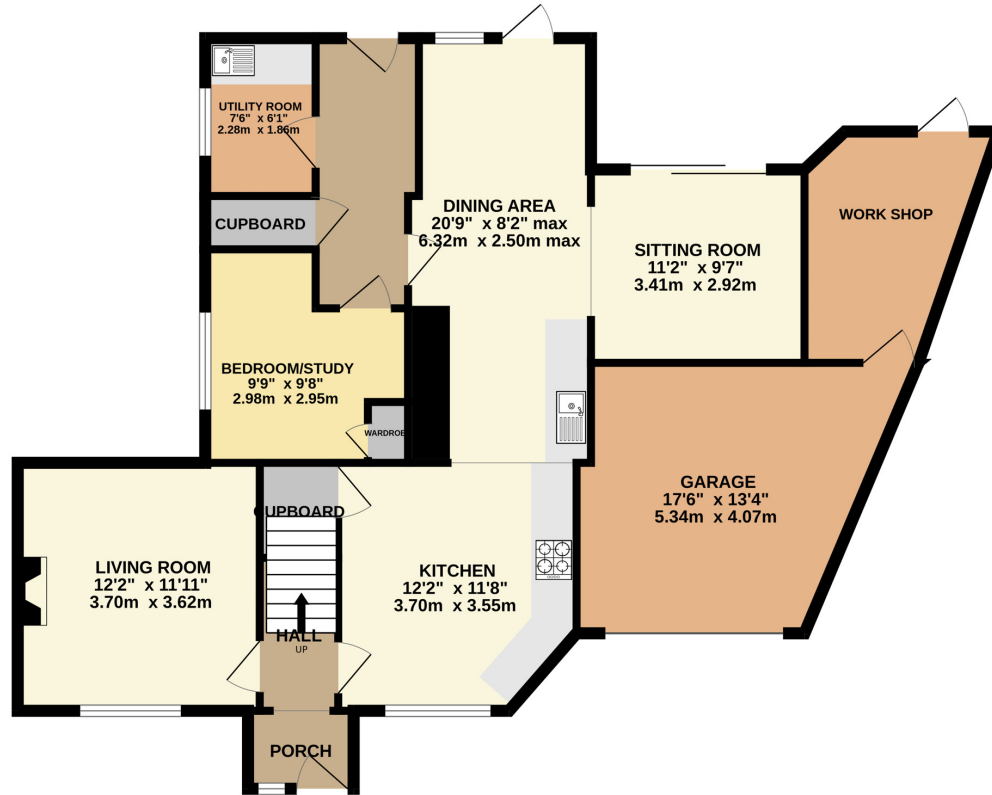
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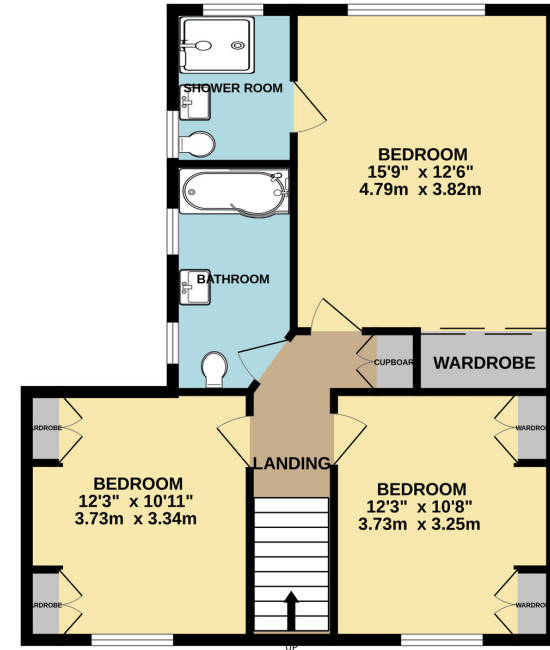
Key Features:

- Stunning 1800s Detached Cottage
- Substantial Rear Garden
- Two Bathrooms
- Large Garage & Off Road Parking
- Highly Desirable Cooden Location
- Three/Four Bedrooms
- Three Reception Rooms
- Walking Distance To Little Common Village

GROUND FLOOR
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq.ft. (161.4 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		
(92-100) A		85
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Outside

The front of the property there is a driveway and access into the garage via a remote control electric door. The garage is a large single garage benefitting from power and light. There is a door from the garage leading through to a workshop/storage area leading out to the rear garden.

The rear garden is of substantial size and predominantly laid to lawn. You will find a patio area ideal for alfresco dining, well-established plantings, raised vegetable gardens and both Apple & Pear trees. We consider the garden to be a particular feature of this beautiful property.

Location

This property is located at Cooden, West Bexhill, in a very desirable area. Close by you will find the village of Little Common offering a range of 'day-to-day' shops including a Tesco Express and some highly regarded independently owned shops, as well as a Dentist, Doctors surgery and bus routes. The closest train station is Cooden Beach just 0.5 miles from the property. It offers regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria. Little Common primary School is within walking distance, currently rated as 'Outstanding' in

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4 Bedroom 2 Bathroom 3 Reception

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