



13 Jarvis Brook Close, Bexhill-on-Sea, East Sussex, TN39 3UQ

An Immaculate Three Bedroom Family Home Located In The Heart Of Cooden £319,950 - Freehold





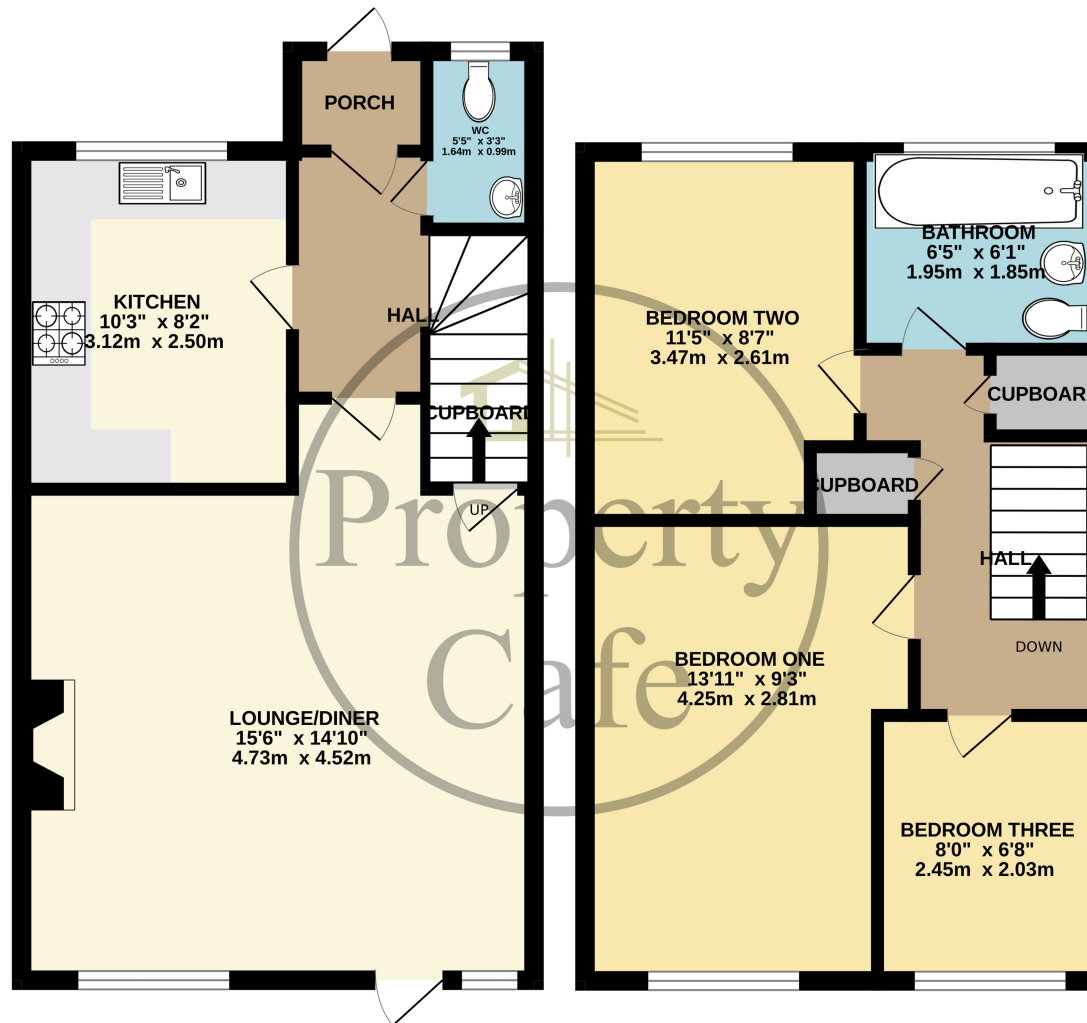


Property Cafe are delighted to present to the market this well proportioned three bedroom, mid-terrace, family home for sale positioned in a sought after residential pocket of 'Cooden' Bexhill. Accommodation and benefits include; A newly built entrance porch; Inner hallway giving access to all ground floor rooms; Spacious west facing lounge/diner offering an excellent space to relax and entertain; Modern fitted kitchen with ample cupboard & worktop space in addition to an integrated oven & hob as well as space for american style fridge/freezer and washing machine; Ground Floor WC. The 1st floor consists of three well proportioned bedrooms as you will see via the accompanying floor plan; Modern fitted family bathroom comprising of a bath with overhead shower, wash basin & WC. Externally the property boasts a west facing, private rear garden and a single garage en-bloc, rear access, shed with concrete base and power with multiple outlets. This property is offered for sale in contemporary colour schemes throughout, having been comprehensively refurbished including a new gas boiler & central heating system. We recommend you view at your earliest convenience.



GROUND FLOOR  
406 sq.ft. (37.8 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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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**Bedrooms:** 3  
**Receptions:** 1  
**Parking Types:** Garage En Bloc.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (66)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** None.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(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		



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 area of Bexhill; Walking distance to Cooden train station, golf course, Cooden Beach Hotel and Little Common village offering an array of local attractions and amenities. A short distance 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, a main pharmacy & main 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.

- Modern Mid-Terrace Family Home
- Well Kept West Facing Garden
- Spacious West Facing Lounge-Diner
  - Modern Fitted Kitchen
  - Three Good Size Bedooms

- Modern Family Bathroom
- Ground Floor Cloakroom W.C
  - Single Garage En-Bloc
- Sought After Cooden Location
- Gas Central Heated & Double Glazed.