



4 Brackerne Close, Bexhill On Sea, East Sussex, TN39 3BT

An Immaculate Family Home In The Heart Of Cooden £775,000



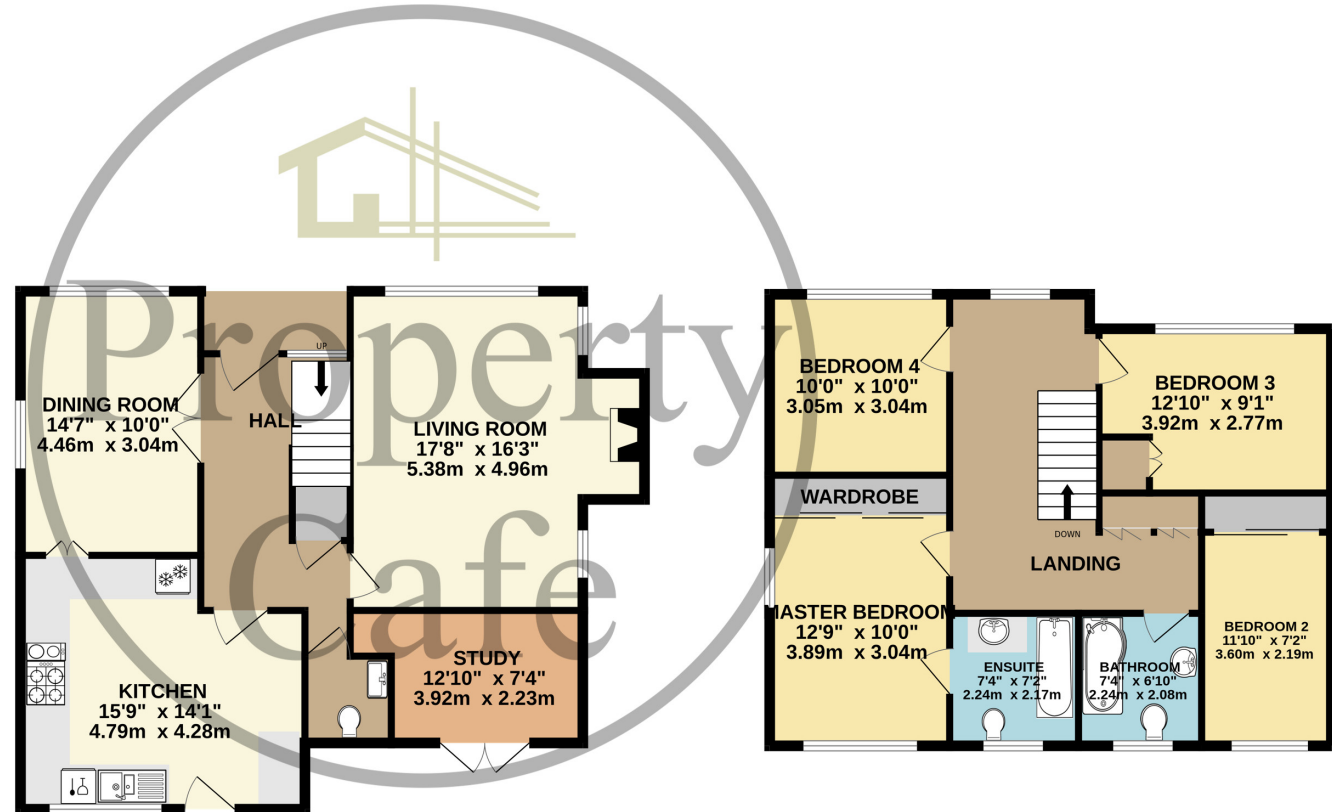
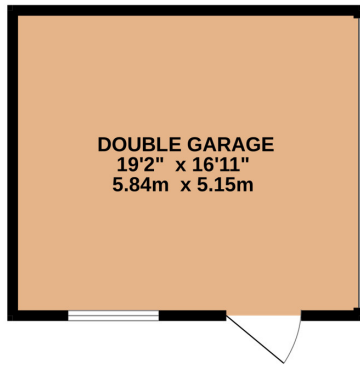


The Property Café Is Delighted To Offer For Sale This Immaculate Four Bedroom Family Home Situated In The Heart Of Cooden : Details And Accommodation Include: An Immaculate Inner Hall & Galleried Landing \* A Spacious Dual Aspect Family Lounge With Inglenook Fireplace \* A Lovely Newly Fitted Modern Fully Equipped Kitchen \* Four Good Size Family Bedrooms \* Central Heated & Double Glazed \* Master Bed With En-Suite & Fitted Wardrobes \* Modern Family Bathroom & En-Suite \* Ground Floor Cloakroom W.C \* Ground Floor Study / Home Office \* A Separate Family Dining Room \* A Good Size Family Dining Room \* Private Cul-De-Sac Location \* Large Double Garage & Ample Parking \* A Large Wrap Around Rear & Side Garden Ideal To Space To Extend If Required \* Well Presented Decor Throughout \* Highly Sought After Location \* Close To Cooden Beach & Mainline Station \* Lovely Quiet Location \* Call Our Sales Team On 01424 224488



**GROUND FLOOR**  
1178 sq.ft. (109.4 sq.m.) approx.

**1ST FLOOR**  
752 sq.ft. (69.8 sq.m.) approx.



**TOTAL FLOOR AREA : 1929 sq.ft. (179.2 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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The property is situated within walking distance of both Cooden Beach & Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus service to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Immaculate Four Bed Family Home
- Spacious Lounge With Inglenook Fireplace
- Modern Fully Equipped Fitted Kitchen
  - Four Good Size Family Bedrooms
- Immaculate Inner Hall & Galleried Landing
  - Central Heated & Double Glazed
- Master Bed With En-Suite & Fitted Wardrobes
  - Modern Family Bathroom & En-Suite
  - Ground Floor Cloakroom W.C

- Ground Floor Study / Home Office
  - Separate Family Dining Room
  - Good Size Family Dining Room
    - Private Cul-De-Sac Location
- Large Double Garage & Ample Parking
- Large Wrap Around Rear & Side Garden
- Ideal To Space To Extend If Required
  - Well Presented Decor Throughout
  - Highly Sought After Cooden Location