



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£695,000** The Covert, Bexhill-on-Sea, East Sussex TN39 4TP  
🛏️ 3 Bedroom 🚿 2 Bathroom 📺 2 Reception







## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this detached bungalow. Situated in a prominent position in quiet Cul-De-Sac location in Cooden Beach, the bungalow offers accommodation in brief comprising; An L-shaped entrance hall leading to the good sized lounge with a feature fireplace and distant sea views. The fitted kitchen offers a range of wall units & base units with work surfaces and an inset sink unit. You will find an integral appliances to include; Fridge/freezer, microwave oven, gas hob and an electric oven. There is space and plumbing for dishwasher & washing machine and a door leading out to the conservatory. There is a separate dining room with sliding doors opening into the conservatory enjoying pleasant views of the rear garden. The master bedroom benefits from fitted bedroom furniture, built-in wardrobes and access through to the en-suite shower room. You will find two further bedrooms and a bathroom suite. Furthermore; the bungalow has gas central heating, double glazing, off-road parking and a double garage. Your earliest viewing comes highly recommended!



### Key Features:

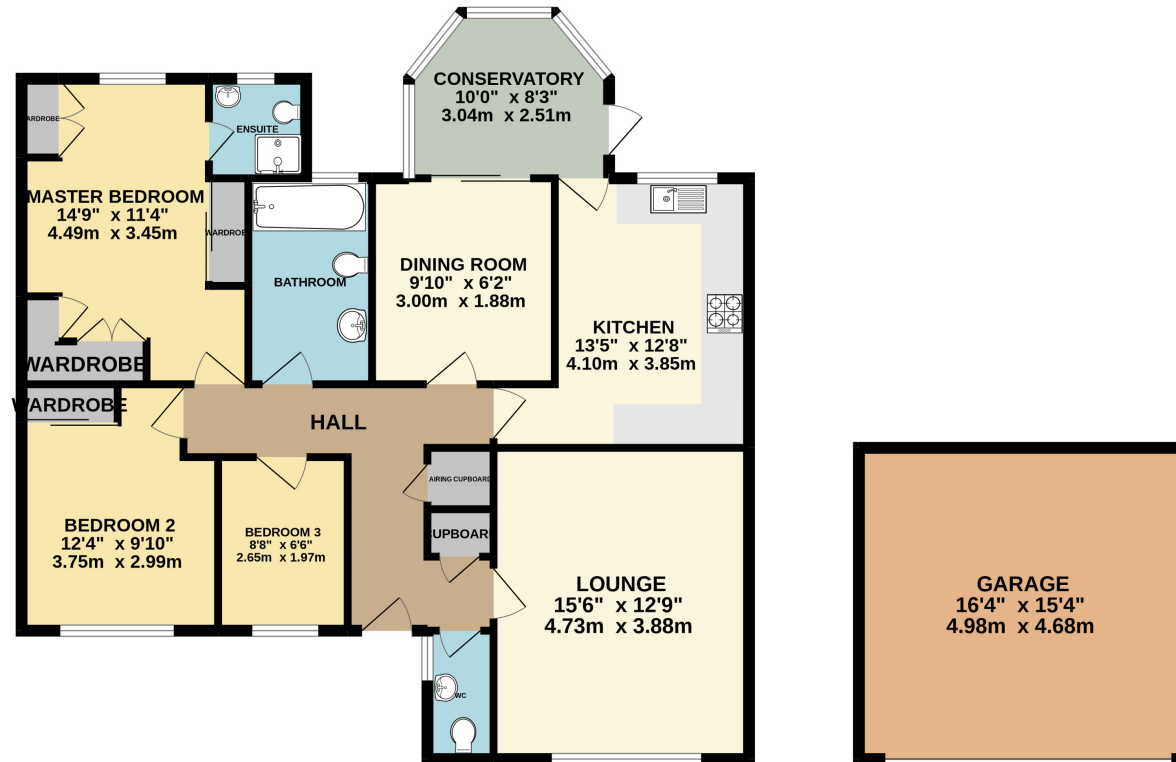
- Detached Bungalow
- Two Bathrooms
- Gardens To The Front & Rear
- Three Bedrooms
- Off-Road Parking & Double Garage
- Quiet Cooden Cul-De-Sac Location

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GROUND FLOOR  
1318 sq.ft. (122.5 sq.m.) approx.



TOTAL FLOOR AREA : 1318 sq.ft. (122.5 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</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		65	82
EU Directive 2002/91/EC			

### OUTSIDE -

The bungalow has well-established gardens to both the front & rear. The front garden has a selection of mature trees and shrubs, a patio area and steps leading up to the property. Secure gate access is available to the rear garden. There is off-road parking available in front of the double garage that is accessed via an electric up & over door where you will find power & light. The rear garden is predominantly laid to lawn with a fish pond, new potting shed, timber-framed shed to the side and small garden store. There is a patio area to the rear ideal for alfresco dining and well-established plantings.

### LOCATION -

The property is located in a highly desirable and rarely available Cul-De-Sac location in Cooden, West Bexhill. 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. Cooden beach golf and tennis clubs are a five minute walk. The closest train station is Cooden Beach just 0.4 miles from the property, offering regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria.

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