



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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22 Spindlewood Drive, Bexhill-on-Sea, East Sussex
£565,000 TN39 4RS
4 Bedroom 2 Bathroom 2 Reception



AT A GLANCE...

A double garage and extensive off-road parking complement the generously sized accommodation in this modern detached house.

A highly desirable location in Cooden, just a short walk to Little Common village amenities, the house has been well-maintained during current ownership and offers accommodation including; an enclosed entrance porch opening into a welcoming reception hall. Two sets of double doors lead to the open plan dual aspect lounge/diner where you will find a feature fireplace, a large storage cupboard and double doors out to the rear garden. This modern kitchen/diner includes matching wall and base units, an integrated oven and hob, a tower fridge, and room for additional appliances. The kitchen/diner offers space for a table and chairs along with access to a sun room with views of the rear garden. The ground floor also has a cloakroom and integral access to the double garage.

A modern fitted shower room and four double bedrooms with fitted wardrobes are located on the first floor. Featured in the master bedroom is an extensive fitted wardrobe as well as a modern fitted en-suite shower room. Partially boarded and insulated loft space is accessible.

Furthermore, the property is equipped with double glazing and gas central heating.

We highly recommend you schedule an early viewing of this property to appreciate its convenient location and all it has to offer!

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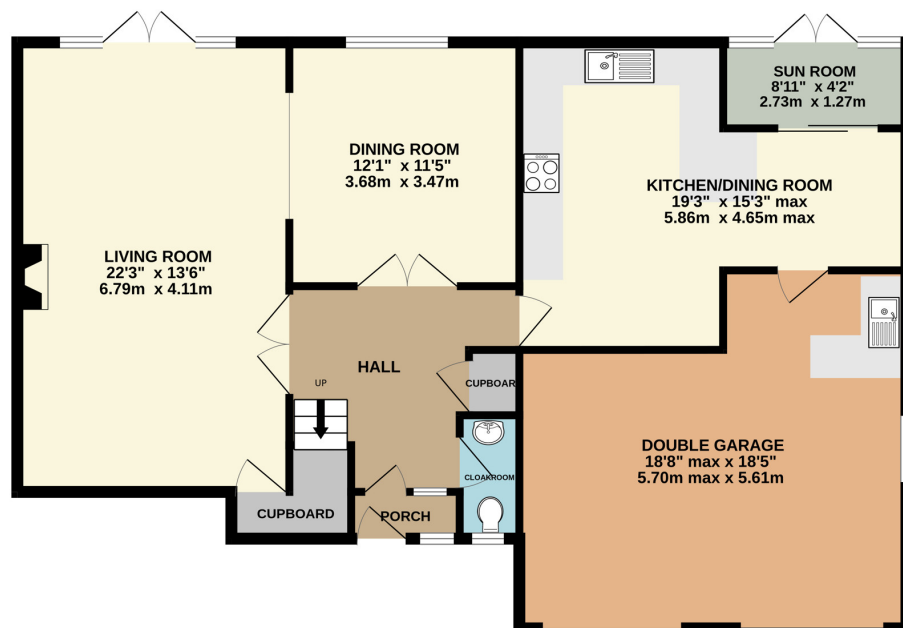


Key Features:

- Deceptively Spacious Detached House
- Modern Kitchen/Diner
- Well-Kept Gardens & Cabin
- Two Modern Fitted Shower Rooms
- Walking Distance To Little Common Village Amenities
- Open Plan Lounge/Dining Room
- Four Double Bedrooms With Fitted Wardrobes
- Extensive Off Road Parking & Double Garage


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GROUND FLOOR
1141 sq.ft. (106.0 sq.m.) approx.



1ST FLOOR
789 sq.ft. (73.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Exterior

The property has well-kept established gardens to the front & rear. There is extensive off-road parking on the block-paved driveway, together with access into the double garage via two electric roller doors. The garage has power & light, as well as a fitted utility area. The rear garden is predominately laid to lawn with a variety of well-established plants, trees & shrubs. There are seating areas in the garden where you can enjoy alfresco dining, a garden shed and fully insulated garden cabin. Gated side access is available to the front of the property and there is an outdoor water supply.

Location

The property is located in the highly desirable area of 'Cooden', in West Bexhill. Located within walking distance is Little Common village. This village has an independent Tesco Express, a Doctor's Surgery, a Dentist's, as well as Little Common Primary School, currently rated 'Outstanding' by OFSTED. A short distance away is Cooden Beach, where regular direct trains run to Hastings, Eastbourne, Brighton, London Gatwick, and London Victoria. Additionally, Cooden has a golf club and a beach.

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