



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£525,000** 1 Monterey Close, Bexhill-on-Sea TN39 3SZ  
3 Bedroom 1 Bathroom 2 Reception  
Offers in Excess of







## AT A GLANCE...

In a prominent position, the south-facing aspect of this detached bungalow boasts distant sea views. The bungalow is situated in a desirable Cooden location and enjoys generously sized rooms and versatile accommodation including; A large enclosed entrance porch opening into the inner hall. The lounge/diner boasts a feature electric fireplace, distant sea views and ample space for living room and dining room furniture. The fitted kitchen has matching wall and base units, with an integrated eye-level double oven & hob, space for appliances and a useful larder cupboard. There are three large double bedrooms in the bungalow, one of which is currently used as an office. With double doors that lead to the rear garden and an integral garage door, there is a brick-built garden room that can be used for a variety of purposes. Furthermore, there is a modern fitted and fully tiled shower room, a large part-boarded loft space, double glazing and gas central heating via the combination boiler.

1 Monterey Close, Bexhill-on-Sea, East  
Sussex, TN39 3SZ

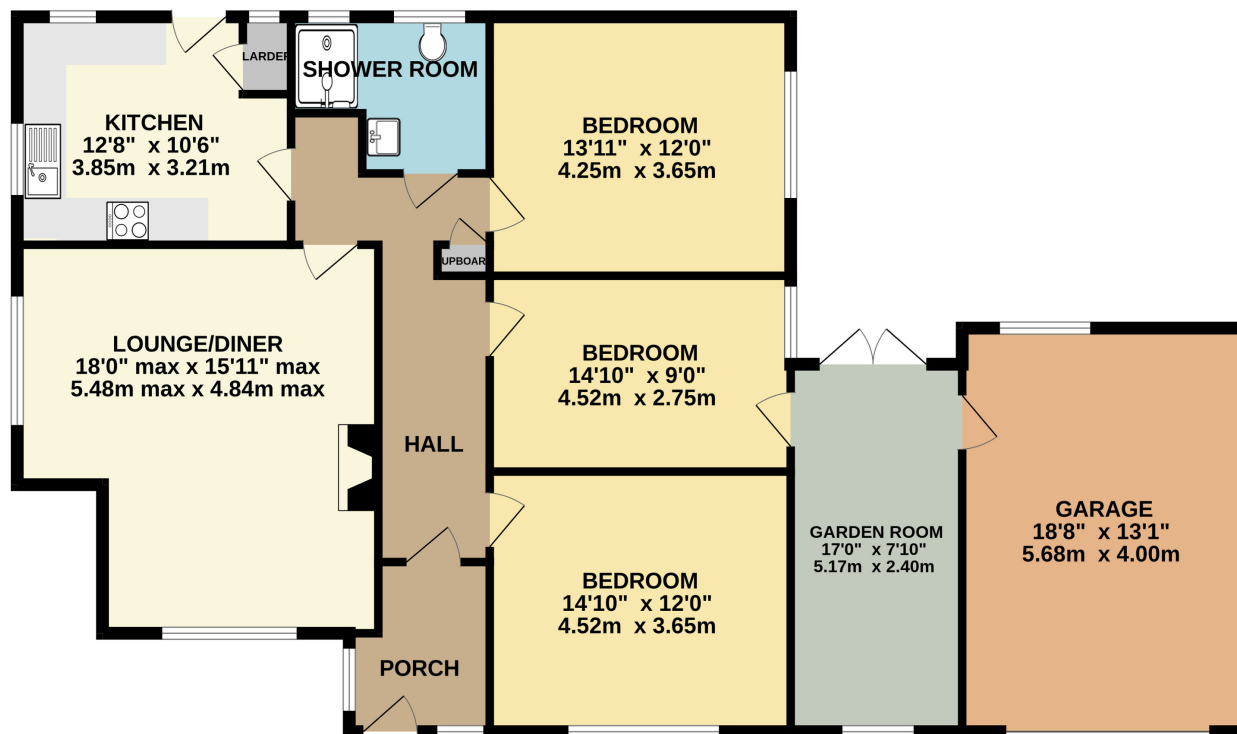
 3 Bedroom  1 Bathroom  2 Reception



### Key Features:

- Spacious Detached Bungalow
- Three Large Double Bedrooms
- Distant Sea Views From The Lounge/Diner & Kitchen
- Modern Fitted Shower Room
- Popular Cooden Location
- Dual Aspect Lounge/Diner
- Off Road Parking & 1 1/2 Garage

GROUND FLOOR  
1453 sq.ft. (135.0 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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+)	<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		67	80
		EU Directive 2002/91/EC	

### Exterior

The bungalow boasts well-established gardens that surround the property. The low-maintenance rear garden is west facing and predominantly laid to lawn. There is patio area ideal for alfresco dining and mature raised flower beds. Access is available into the over sized garage both via an integral door in the garden room and also a remote controlled up & over door at the front of the property. The garage benefits from power & light.

### Location

The property is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.6 miles away along with Cooden Beach Golf Club and the beach at Cooden. Bexhill Town Centre is just 1.4 miles away with it's iconic seafront promenades, Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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