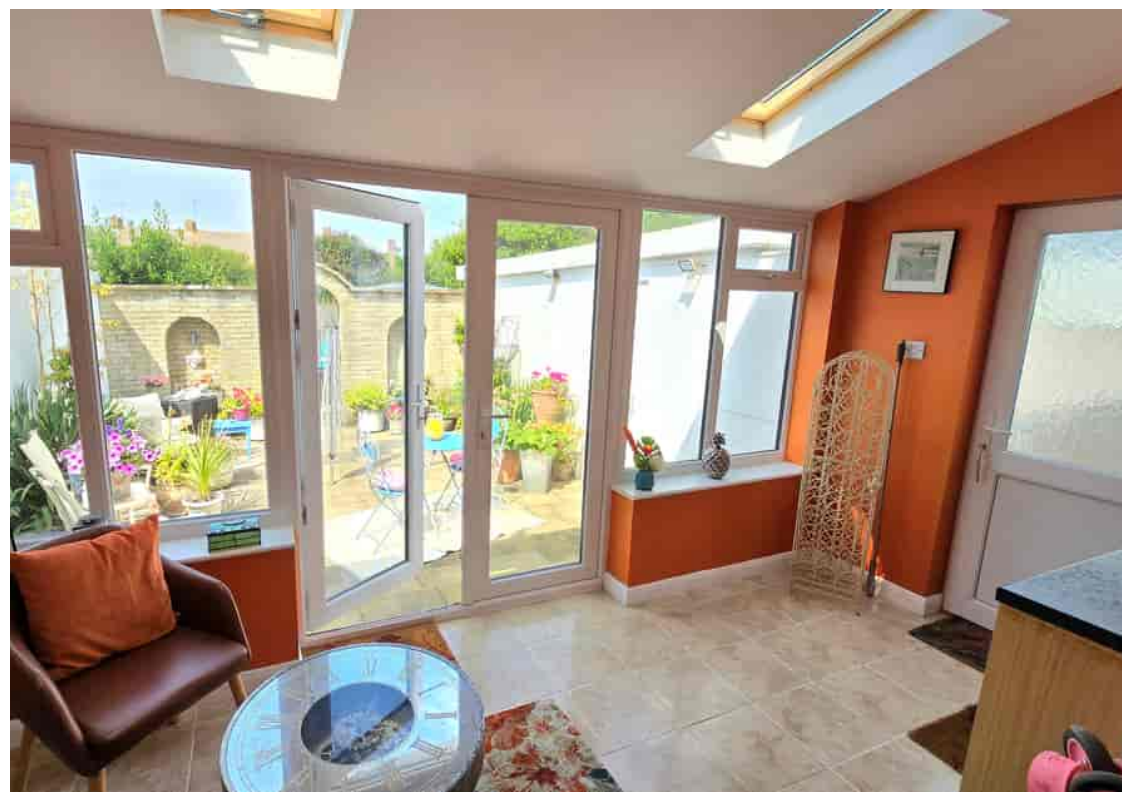




272 Cooden Drive, Bexhill-on-Sea, East Sussex, TN39 3AB

Immaculate Three Bedroom Semi In Sought After Cooden Beach Location £429,950







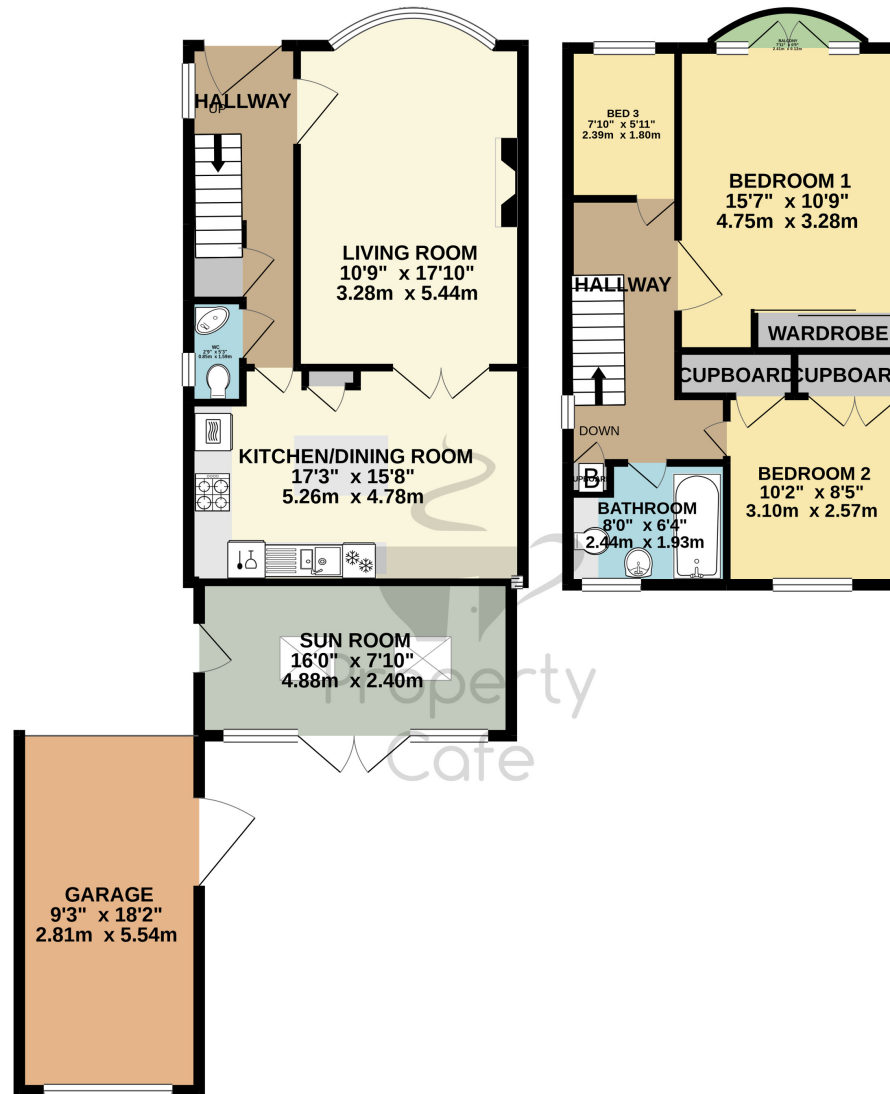
Property Cafe Are Delighted To Offer For Sale : Situated in a much sought after location within walking distance of Cooden Beach and Cooden railway station can be found this immaculate and beautifully presented Three Bedroom Neo-Georgian style semi-detached house. Accommodation and benefits include: An Immaculate inner hallway giving access to a spacious South facing Lounge, beautifully presented & modern open plan fitted kitchen-diner, sun-room/conservatory & modern ground floor cloakroom/W.C. On the first floor there is a bright and spacious landing that gives access to all three bedrooms and a beautifully presented family bathroom. As you will note from the adjacent photos & floor plan the property is both immaculate & spacious throughout and central heated and fully double-glazed. To the rear there is lovely low maintenance area of garden that has been divided into two sections with the initial area being an enclosed patio area with gated arch leading through to a pleasant rear area of garden with timber built shed and spacious wooden lodge (ideal home office) which has power & light and currently used as a hobbies room. To the front & side there is ample parking leading to the single garage. For any additional details or to arrange to view please contact Property Cafe on 01424 224488





GROUND FLOOR  
769 sq.ft. (71.4 sq.m.) approx.

1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1240 sq.ft. (115.2 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.  
Made with Metropix ©2020







Front Garden. Laid to lawn being open planned with well stocked flower and shrub borders partly laid with shingle. To the side there is a concrete driveway providing off road parking for several vehicles and leading to the garage. Rear Garden: Currently divided into two areas of garden. Leading off the conservatory there is an enclosed area of patio with ample space to relax and entertain. A arched gateway leads to the rear section of garden which has a timber built shed and to the rear there is a large Wooden Lodge/ Home office with power and light.



The property is situated in the highly sought after Cooden Location & within easy access of 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 services 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.

- Just On Market !!!...
- Neo-Georgian Style House
- Three Well Presented Bedrooms
  - Modern Re-Fitted Kitchen
- Spacious South Facing Lounge
  - Sun Room / Conservatory

- Timber Built Home Office /Lodge
- Immaculate Decor Throughout
  - garage & off road parking
  - Highly Sought After Location
  - Stunning Fitted Kitchen-Diner
- Highly Sought After Cooden Location