



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£575,000** Tilgate Drive, Bexhill-on-Sea, East Sussex TN39 3UH  
🛏️ 3 Bedroom 🚿 2 Bathroom 📺 1 Reception



## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this exceptional detached bungalow. Situated in a highly desirable and rarely available Cooden location, the bungalow offers deceptively spacious accommodation including; A storm porch opens into the inner lobby with door opening into the inner entrance hall featuring karndean flooring and access to all rooms. The spacious lounge benefits from a feature fireplace and a bay window offering an open aspect view of Gillham Wood Road. The modern fitted kitchen hosts a range of wall units and base units with under counter lighting. The kitchen has integrated appliances to include; A dishwasher, fridge/freezer, oven, microwave and a gas hob. A door leads out to the utility providing access to the rear garden, bin store and offers space and plumbing for appliances. The bungalow has two modern fitted and fully-tiled shower rooms adjacent to one another and two/three bedrooms. Bedroom one offers extensive fitted wardrobes, bedroom two has a fitted double bedroom and bedroom three is currently used as a dining room with a door leading out to the rear garden. Furthermore; the bungalow benefits from gas central heating, double glazing, immaculate decor, off-road parking and a garage.



### Key Features:

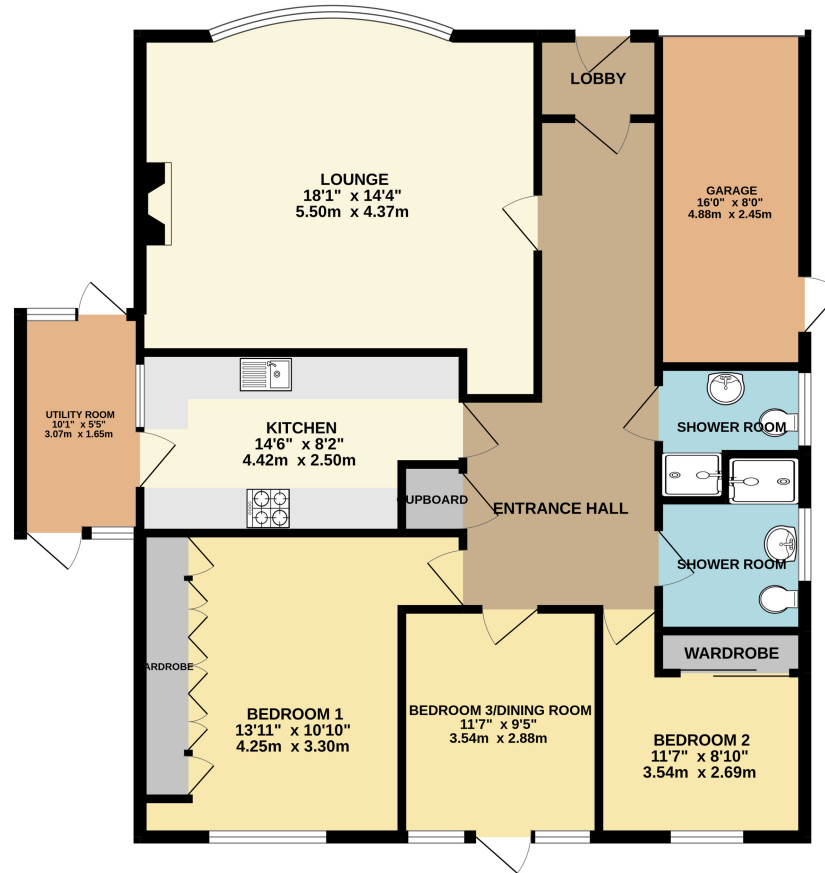
- Deceptively Spacious Detached Bungalow
- Two Shower Rooms
- Off-Road Parking & Garage
- Front & Rear Gardens
- Three Bedrooms
- Spacious Lounge
- Gas Central Heating & Double Glazing
- Highly Desirable Cooden Location

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GROUND FLOOR  
1153 sq.ft. (107.1 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

While 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			
A	(92-100)		
B	(81-91)		84
C	(69-80)	70	
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Outside -

The bungalow boasts well-established and maintained gardens to both the front and rear. The front garden is laid to lawn with floral borders and a block paved driveway. Access is available to the garage via an electric up-and-over door where you will find power light, the boiler and a door leading to the rear garden via side access.

The rear garden is predominantly laid to lawn with a large patio area ideal for alfresco dining. There is an outside water tap, a bin store, a further raised patio area and secure, gated side access to the front from both sides of the property.

### 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 0.5 miles away along with Cooden Beach Golf Club and the beach at Cooden it. Bexhill Town centre is just 2.0 miles away with seafront promenades, and Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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