



33 Jarvis Brook Close, Bexhill-on-Sea, East Sussex, TN39 3UQ

Guide Price: £350,000- £365,000 Immaculate End of Terrace House in Sought After Cooden

Location £350,000









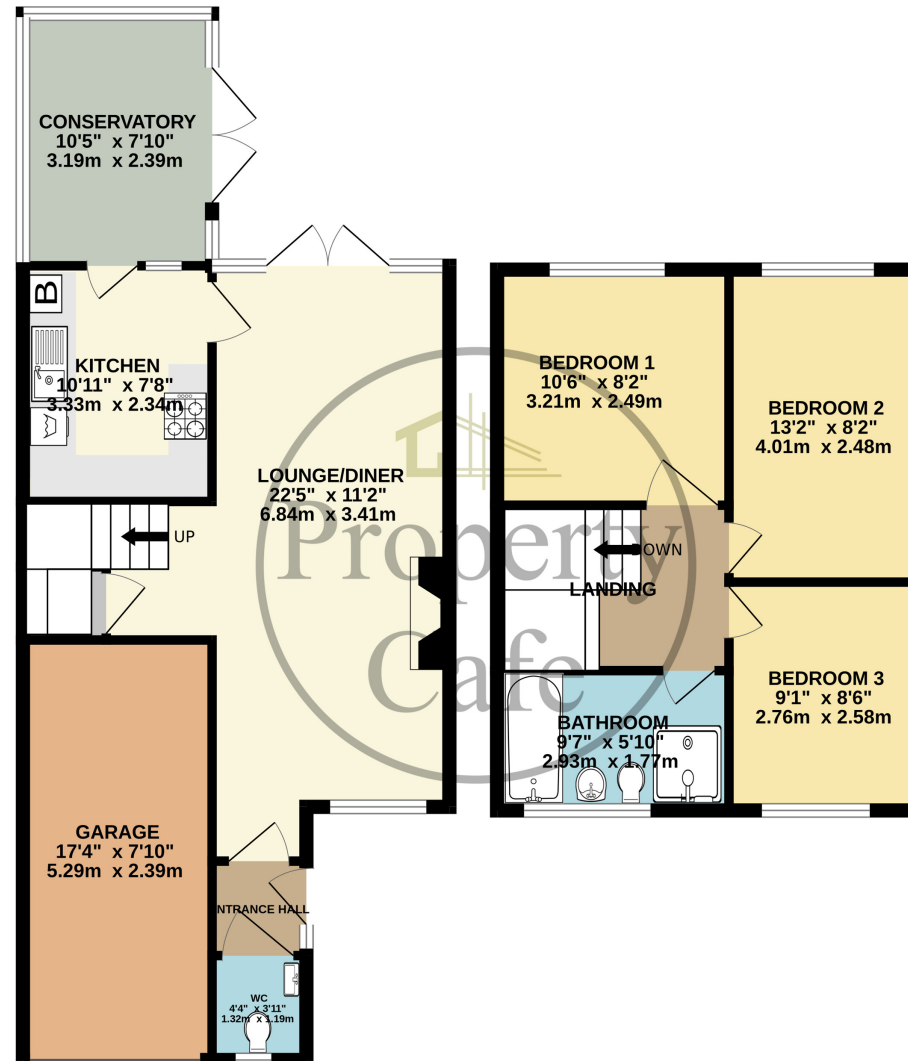
**GUIDE PRICE OF £350,000 to £365,000. This is one of our 'FOCUS PROPERTY' and is being offered for sale at the GUIDE PRICE OF £350,000 to £365,000. For additional details or to arrange to viewing please contact our Bexhill Sales Team On 01424 224488**

The Property Cafe is delighted to offer this well-presented end of terrace house situated in a popular Cul-De-Sac location in the heart of the highly sought after Cooden area of Bexhill. Accommodation & benefits include: An inner lobby area leading through to the cloakroom/ W.C and spacious dual aspect lounge-diner with feature fireplace, double doors opening out to the rear garden and ample space to relax and entertain. As you will note from the adjacent photos and floor plan there is a modern re-fitted kitchen comprising of a range of wall and base units with ample work surfaces, an integrated under-counter fridge, free standing washing machine, dishwasher all included and there is an access out into the conservatory. The conservatory itself boasts floor-to-ceiling picture windows with views of the rear garden and double doors leading out to the raised patio area. On the first floor the landing offers access to all three bedrooms and modern bathroom with a four-piece bathroom suite. You will note that bedrooms one & two benefit from distant sea views. Additional benefits include gas central heating, double glazing & integral single garage. To the rear there is pleasant area of garden and to the front there is substantial block paved drive offering ample parking. Being offered for sale with NO CHAIN! Your earliest viewing is highly recommended.



GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.

1ST FLOOR  
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 993 sq.ft. (92.2 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.







The property is situated within walking distance to 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 service 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.

- Guide Price : £350,000 -£365,000
- Spacious & Well Presented Family Home
- Three Good Size Family Bedrooms
  - Spacious Through Lounge-Diner
- UPVC Conservatory Overlooking Garden
  - Ground Floor Cloak Room W.C
  - Modern Refitted Kitchen

- Landscaped Rear Garden
- Block Paved Drive with Ample
  - Integral Single Garage
- Sought After Cooden Location
- Modern X4 Piece Family Bathroom
  - Central Heating & D.Glazed
  - Sold With No Onward Chain