



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£549,950** 4 The Spinney, Bexhill-on-Sea, East Sussex TN39 3SW  
🛏️ 4 Bedroom 🚿 1 Bathroom 🪑 1 Reception



## AT A GLANCE...

Bexhill Estates are proud to bring to the market this light and deceptively spacious detached house, being situated in a quiet cul-de-sac location in the highly sought after area of Cooden, in West Bexhill. This well maintained property boasts well-proportioned accommodation comprising double glazed entrance porch with sliding patio door, light and welcoming hallway with solid wood floor leading to the dual aspect sitting room with a feature fireplace with slate hearth and wood burner, double doors lead into a dining room/study (currently used as a bedroom by the current owners) with attractive views over the rear garden, fitted kitchen, generous conservatory with French doors leading directly into the West Facing garden and boasts travertine tiles and underfloor heating, and a separate downstairs refurbished w/c completes the ground floor living space.

Stairs rise to the galleried landing which leads to what are currently laid out as four double bedrooms and a family bathroom with walk in shower, w/c, wash hand basin with vanity storage and full size bath. Bedroom four offers flexibility and is accessed via bedroom one. It gives scope to be used as a bedroom as the current owners do, or alternatively it would make an ideal home office, nursery or large walk-in dressing room if desired. From the landing there is also access to a large partially boarded loft space with light and additional storage .

Additional benefits include double glazing, gas central heating, and ample storage throughout.

There is off road parking for two vehicles and also a detached garage with up and over door to the side of the property.

To appreciate all the property has to offer in full, your early viewing comes highly recommended.

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### Key Features:

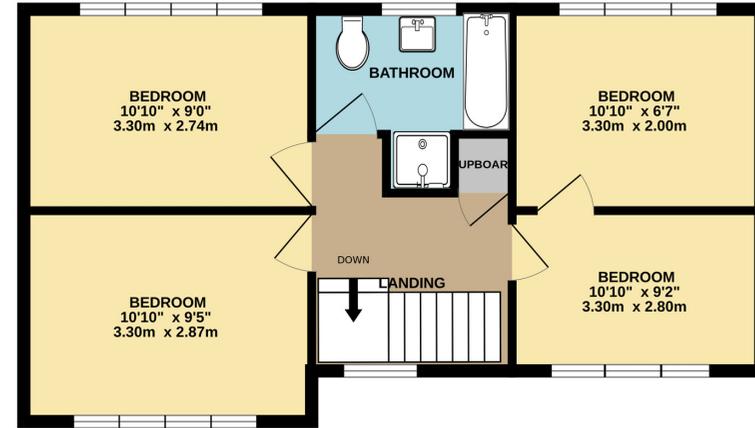
- Detached House
- Impressive Conservatory
- Double Aspect Sitting Room
- Heart Of Cooden
- Four Bedrooms
- Detached Garage & Off Road Parking
- Separate Dining Room

  
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GROUND FLOOR



1ST FLOOR



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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## EXTERIOR

Off-road parking for two vehicles is available on the block paved driveway to the front of the property. There is access to further paved side area, which leads to the detached garage, which has light and power.

The charming West facing rear garden is predominantly laid to lawn with raised beds, mature shrubs, trees and planting. There is a large patio area ideal for alfresco dining in the warmer months, a children's timber play house, vegetable patch, outdoor power and gated side access to the front of property.

## LOCATION

West Bexhill's 'Cooden' location is one of the most sought-after in the area. In the nearby village of Little Common, you will find a range of independently owned shops, together with a Tesco Express, a Doctor's Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. Just 0.7 miles away is Cooden Beach Train Station, along with the Cooden Beach Golf Club and the beach at Cooden Beach. Bexhill town centre is just 1.8 miles away with the iconic seafront promenades, mainline railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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