



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£269,500 62 Cooden Sea Road, Bexhill-on-Sea TN39 4SL
2 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This charming semi-detached cottage is set in the heart of Little Common Village, with no onward chain. The property boasts charming accommodation which includes; An enclosed entrance porch opening into the lounge with an exposed staircase and an opening into the kitchen/dining area. The kitchen/diner is modern, fitted with matching wall units and base units, an integrated oven and hob, and access to the rear garden. You will find bedroom one on the first floor, a good-sized double bedroom with stunning views over St Martha's Church. There is an additional bedroom and a modern shower room. Furthermore, the property benefits from gas central heating via a combination boiler and is double glazed throughout.



Key Features:

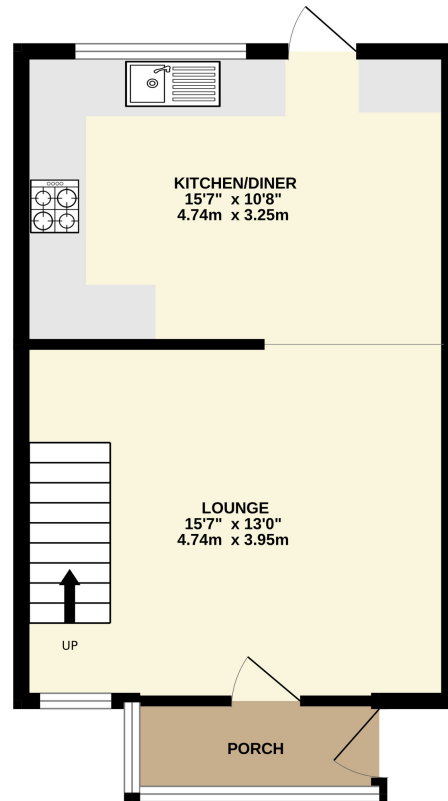
- Two Bedroom Cottage
- Modern Kitchen/Diner
- No Onward Chain
- Two Bedrooms
- Modern Shower Room
- West Facing Garden

62 Cooden Sea Road, Bexhill-on-Sea, East Sussex, TN39 4SL

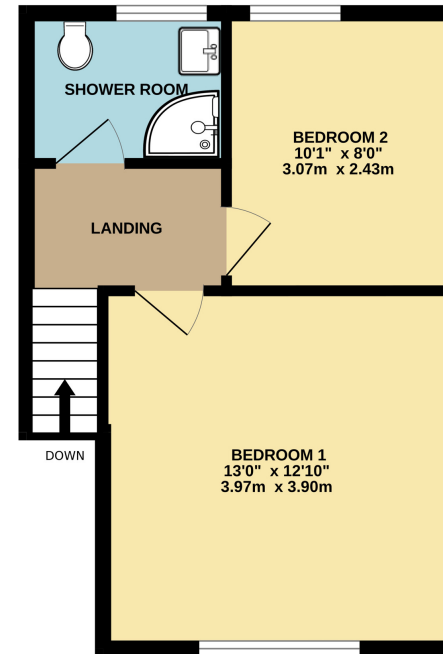
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GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



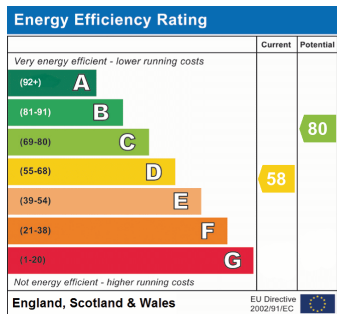
1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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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.



Exterior

The rear courtyard garden is west facing and low-maintenance. There is gated side access to the front of the property and a useful garden shed.

Location

The property is located in the popular village of Little Common with a range of independently owned shops, Doctor's Surgery, Dentist, and a Tesco Express. Adjacent to the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.7 miles away. The closest mainline railway station is Cooden Beach offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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