



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

Immaculately Presented Three Bedroom Mid-Terraced House With Garage En-Bloc £325,000 - Freehold

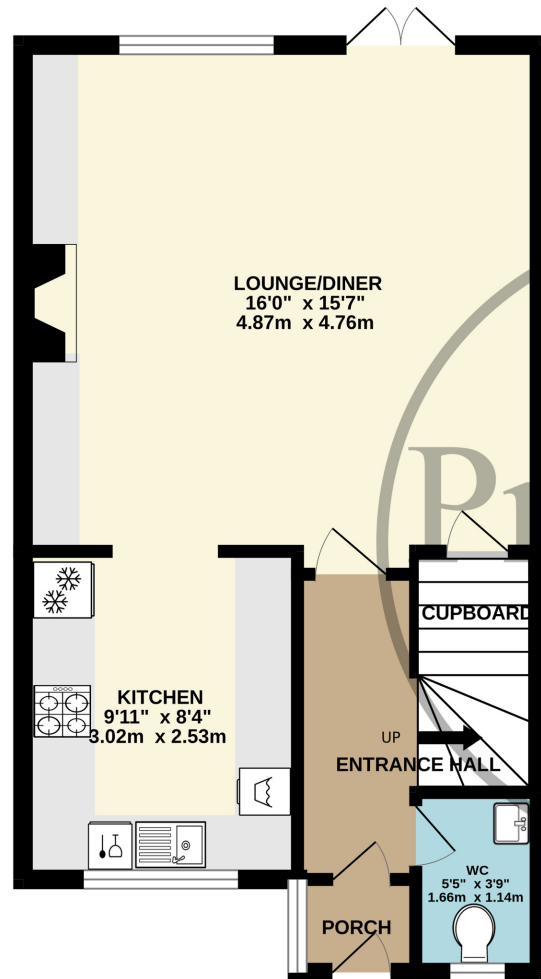




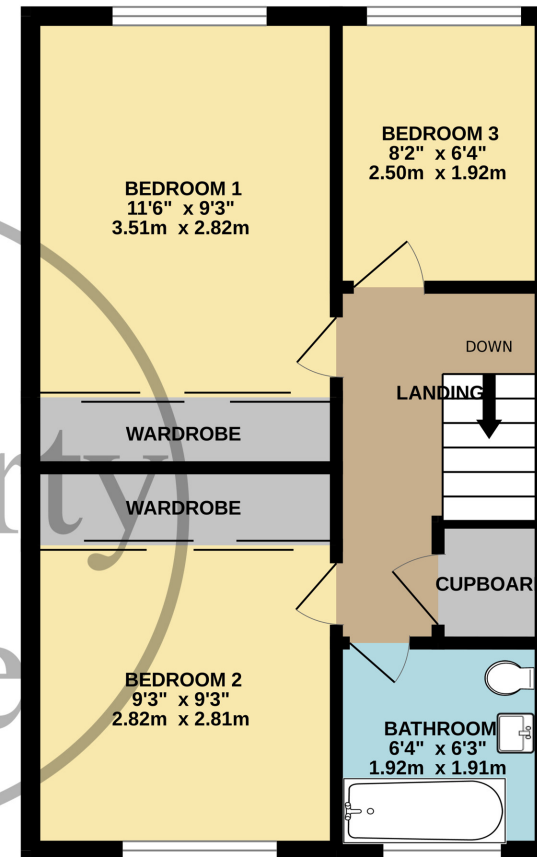
Property Café are delighted to present to the market this immaculate three bedroom, mid terrace, family home for sale in a sought after position of Cooden, Bexhill. Accommodation and benefits include; An entrance porch, leading to an inner entrance hall; Spacious lounge/diner with a well finished media wall and French doors leading to the garden; Modern fitted kitchen with ample cupboard space and granite worktops in addition to integrated appliances including fridge/freezer, washing machine, dishwasher, microwave, oven & gas hob; Ground floor WC; Upstairs comprises of three well proportioned bedrooms, two of which large doubles both offering fitted wardrobes with contemporary sliding doors; Family bathroom consisting of bath with overhead shower attachment, wash basin & WC. Externally the property boasts a private south facing rear garden and a single garage en-bloc. The property is offered for sale in excellent condition throughout and in neutral colour schemes, gas central heated, double glazed and with sea glimpses from the rear facing bedrooms. We recommend you vie at your earliest convenience.



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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Bedrooms: 3
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2277
Parking Types: On Street.
Heating Sources: Double Glazing. Gas Central.
 Underfloor Heating.
Electricity Supply: Mains Supply.
EPC Rating: C (70)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Not suitable for wheelchair users.

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 70 | 85 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Cooden area of Bexhill; Walking distance to Cooden train station, golf course, Cooden Beach Hotel and Little Common village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Modern Three Bedroom Terraced House For Sale
 - Spacious Lounge/Diner
 - Modern Fitted Kitchen.
 - South Facing Private Rear Garden
 - Modern Fitted Family Bathroom
- Garage En-Bloc
- Gas Central Heated & Double Glazed.
- Immaculate Condition Throughout
 - Sought After Cooden Location
 - Viewing Highly Recommended