



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





## PROPERTY DESCRIPTION

CHAIN FREE. A well presented three bedroom end of terraced house situated in this sought after cul-de-sac within Cooden which just under a mile from Cooden Beach Train Station and Little Common Village with its array of shops, amenities, doctors surgery and well regarded primary school. The internal accommodation comprises; entrance lobby, cloakroom/WC, dual aspect lounge/dining room with double doors to the garden, stunning re-fitted kitchen, conservatory, three bedrooms and a modern bath/shower room. Outside there is off road parking for several cars, garage with electric roller door and easy to maintain rear garden. EPC - D.

## FEATURES

- Three Bedroom End Of Terraced House
- Dual Aspect Lounge/Diner
- Stunning Re-Fitted Kitchen
- Conservatory
- Sought After Cul-De-Sac Within Cooden
- Garage With Electric Roller Door
- Large Driveway
- Modern Bath/Shower Room
- No Onward Chain
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Entrance Hall

Accessed via UPVC front door, radiator.

### Cloakroom/WC

Double glazed patterned window to the front, low level WC, wash hand basin with chrome mixer tap and cupboard under.

### Lounge/Diner

22' 4" x 10' 6" (6.81m x 3.20m) A dual aspect room with double glazed windows to the front and rear and double doors to the rear leading to the garden, ceiling coving, under-stairs cupboard, two radiators.

### Kitchen

10' 3" x 7' 7" (3.12m x 2.31m) Double glazed window and door to the rear leading to the conservatory, a stunning recently updated kitchen comprising; a range of quality working surfaces with inset stainless steel sink and drainer unit with mixer tap, space for cooker with stainless steel extractor fan over, a range of matching wall and base cupboards with glazed fronted display units, built-in freezer, wall mounted gas fired boiler, space for washing machine and dishwasher, radiator.

### Conservatory

10' 1" x 7' 4" (3.07m x 2.24m) Double glazed windows to both sides and rear and double doors to the side leading to the garden, radiator.

### First Floor Half Landing

Radiator.

### First Floor Landing

Access to loft space via hatch.

### Bedroom One

13' 4" x 8' 3" (4.06m x 2.51m) Double glazed window to the rear, radiator, television point.

### Bedroom Two

10' 5" x 9' 11" (3.17m x 3.02m) Double glazed window to the rear, radiator, built-in cupboards.

### Bedroom Three

8' 9" x 8' 6" (2.67m x 2.59m) Double glazed window to the front, radiator.

### Bath/Shower Room

Double glazed patterned window to the front, a modern fitted four piece bathroom suite comprising; panelled bath, shower cubicle with thermostatic shower over, low level WC, pedestal wash hand basin.

### Outside

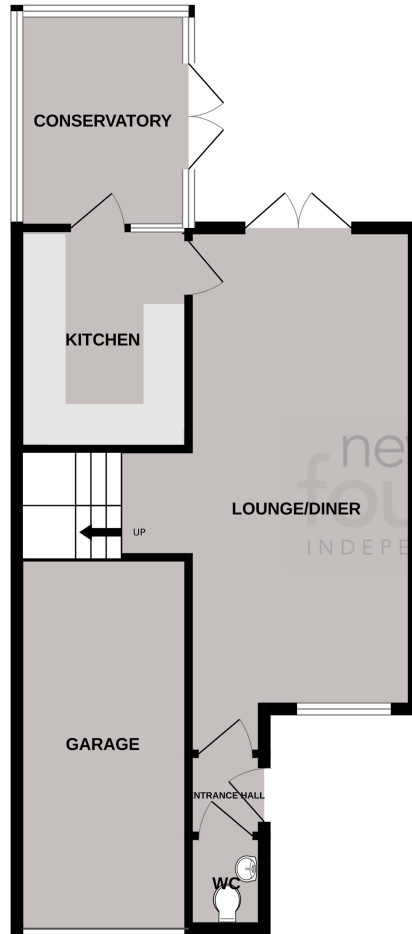
The front of the property is approached via a large block paved driveway providing off road parking for multiple vehicles, power point, water tap.

The rear garden is mainly paved for ease of maintenance, adjacent to the rear of the property there is a raised patio ideal for table and chairs, steps down to the main area of garden, timber framed shed, gated side access, various mature shrubs and trees, enclosed with panelled fencing.

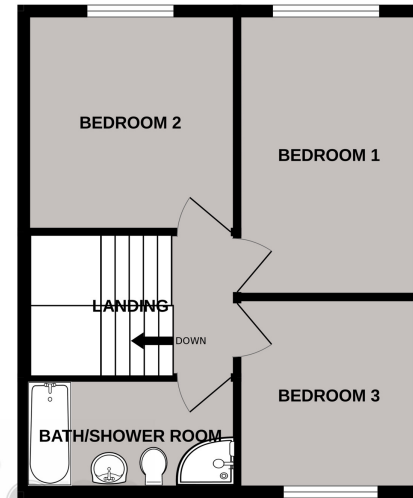


# FLOORPLAN

GROUND FLOOR



1ST FLOOR



new foundations  
INDEPENDENT ESTATE AGENTS

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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| Energy Efficiency Rating                           |          | Current | Potential               |
|--|----------|---------|-------------------------|
| <i>Very energy efficient - lower running costs</i> |          |         |                         |
| (92+)  | <b>A</b> |         | 82                      |
| (81-91)  | <b>B</b> |         |                         |
| (69-80)  | <b>C</b> |         |                         |
| (55-68)  | <b>D</b> | 65      |                         |
| (39-54)  | <b>E</b> |         |                         |
| (21-38)  | <b>F</b> |         |                         |
| (1-20)   | <b>G</b> |         |                         |
| <i>Not energy efficient - higher running costs</i> |          |         |                         |
| England, Scotland & Wales                          |          |         | EU Directive 2002/91/EC |

