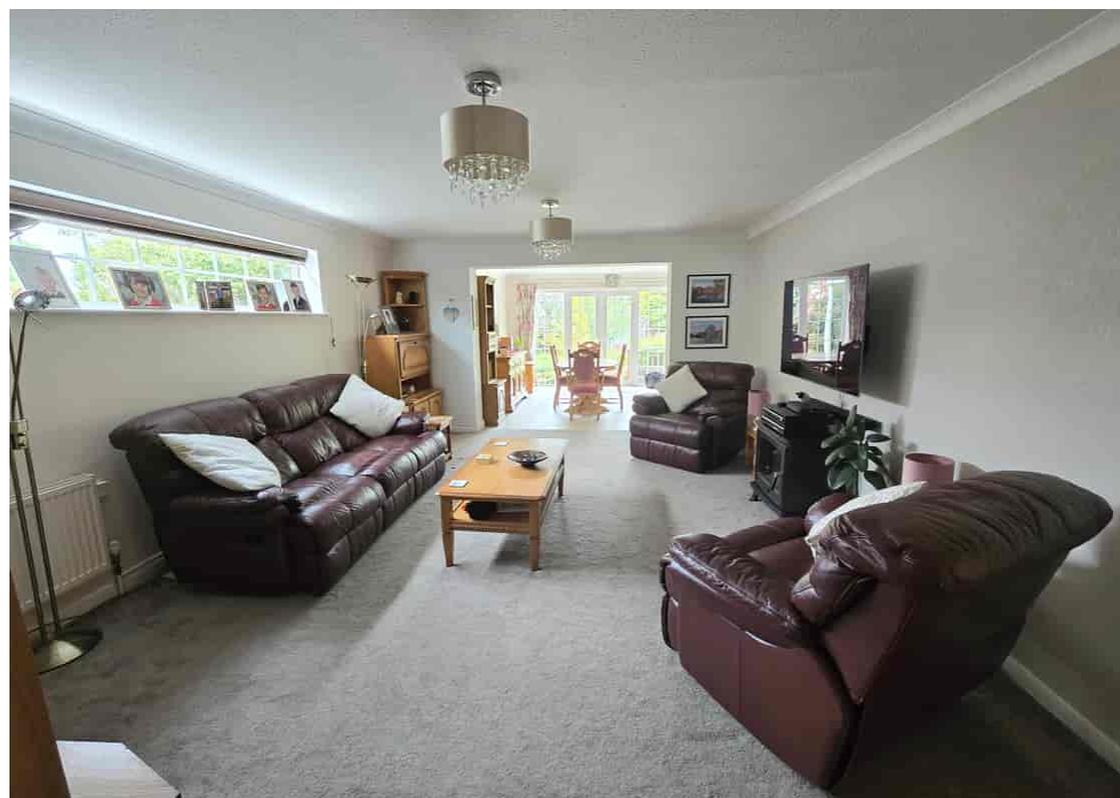
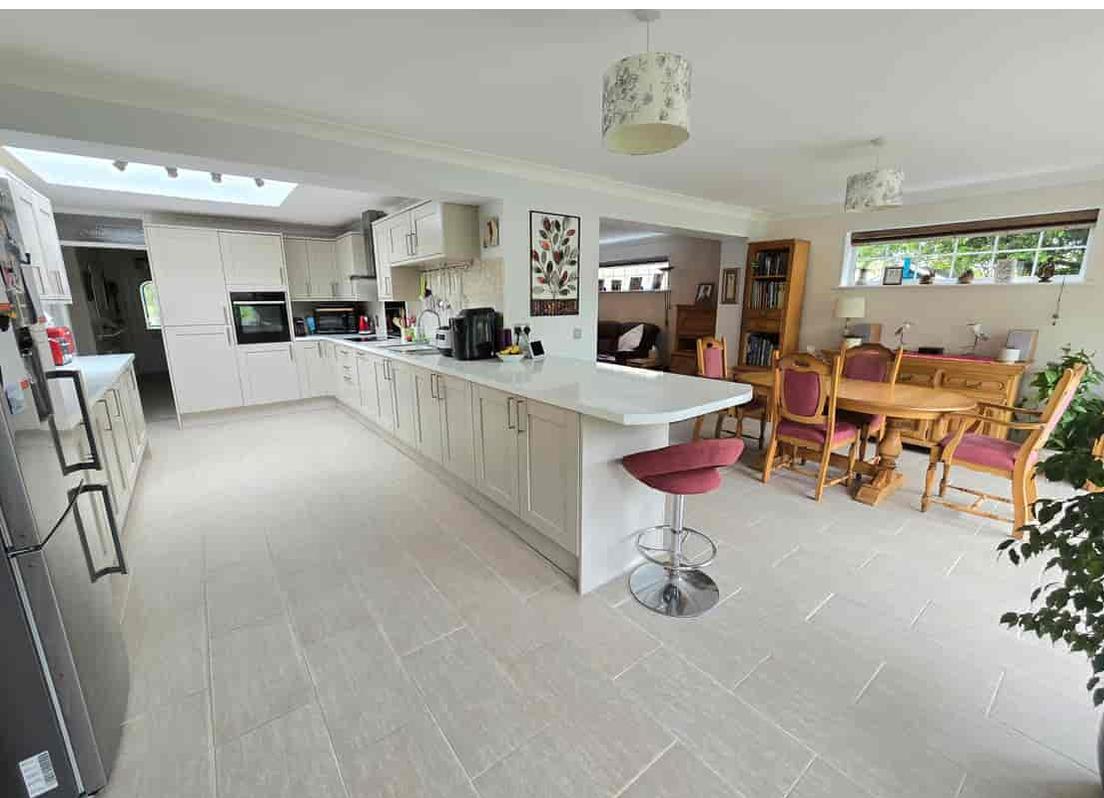




7 Effingham Drive, Cooden, Bexhill-on-Sea, East Sussex, TN39 3UN

An Immaculate & substantially detached detached bungalow in the heart of Cooden £725,000 - Freehold

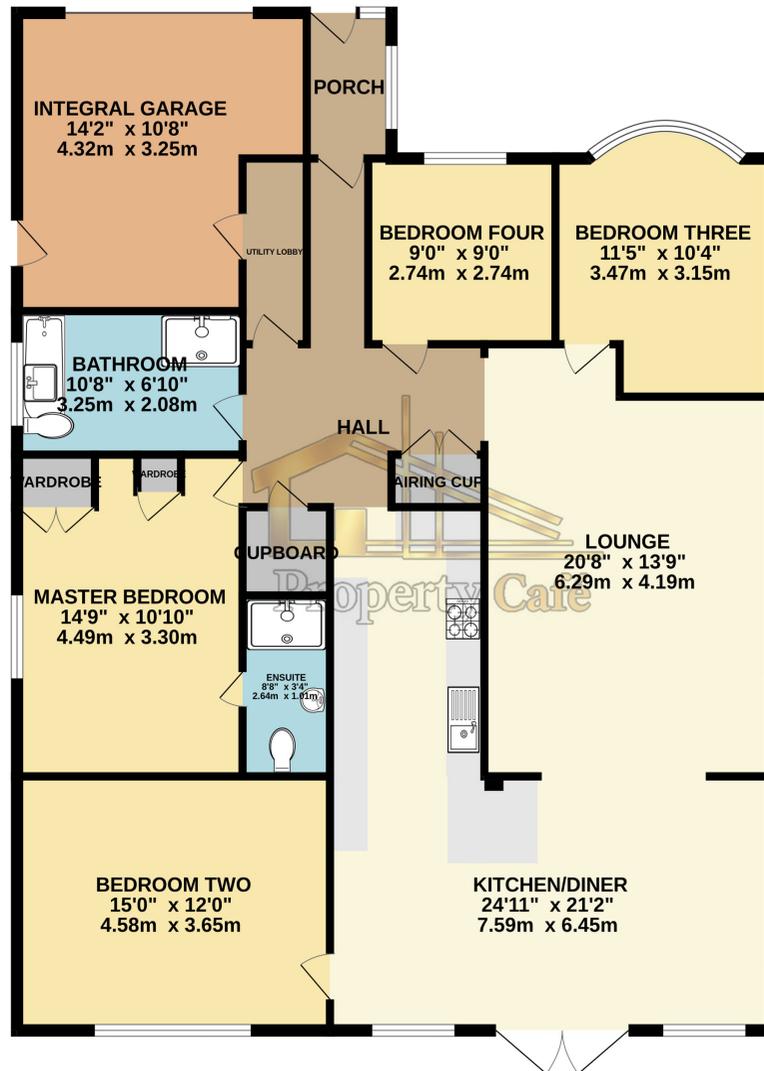




Property Café are delighted to present this exceptionally well-presented and deceptively spacious four-bedroom detached bungalow, ideally situated in a highly sought-after Cooden location. The property offers a secure entrance porch leading to an inner hall, a generous lounge opening into an impressive 21'2" x 24' dual-aspect fitted kitchen/diner with integral appliances, electric Velux window and UPVC double doors to the rear garden. The master bedroom benefits from built-in wardrobes and an en-suite shower room, with bedroom two offering extensive fitted storage and two further well-proportioned bedrooms. The modern family bathroom includes a walk-in shower, separate bath, low-level WC and wash hand basin. Additional features include a utility lobby, double glazing, gas central heating, off-road parking and an integral garage with power, lighting, electric door and hot/cold water supply. The property further boasts income-producing solar panels and beautifully landscaped gardens with a central lawn, mature planting, raised beds, vegetable plots, a wide variety of fruit bushes and trees, a refurbished garden lodge with shower, summer house, greenhouse, two timber sheds, filtered fish pond, wildlife pond, external power points, security lighting and rear pedestrian access to Collington Lane West. Early viewing is highly recommended to fully appreciate this superb bungalow.



GROUND FLOOR
1631 sq.ft. (151.5 sq.m.) approx.



TOTAL FLOOR AREA : 1631 sq.ft. (151.5 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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Bedrooms: 4
Receptions: 2
Council Tax: Band F
Council Tax: Rate 3686.72
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	84
(55-68)	D	73
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



As you will note from the photographs, the bungalow affords a very good-sized north westerly facing rear garden. Mainly laid to lawn with various shrubs, borders, trees and patio area. There is a large vegetable garden, a built-in children's play area, pond, three apple trees, pear tree, plum tree, fig tree. The garden also has two timber framed sheds and a greenhouse. At the bottom of the garden you will see there is a good sized garden lodge with power and light and a further garden room offering power and light.



Situated in the heart of the sought after Cooden area of Bexhill. Within easy access of Little Common Village which offers an excellent range of small independent shops which includes an excellent butchers, delicatessen, late opening Tesco convenience store, doctors surgery, pharmacy and several excellent restaurants. There is also a good bus service & Cooden Beach mainline station offers an excellent service to Eastbourne, Brighton, London & Gatwick. You will find Cooden golf club close by as well as stunning country side and of course the Cooden Beach is only a short distance away.

- Substantially extended Detached Bungalow
 - Four good size family bedrooms
- Extended 'L' shaped modern-kitchen diner
 - 21ft x 24ft Open Plan Family lounge
 - Immaculate decoration & presentation throughout
 - Master bedroom with en-suite shower.
 - Large integral garage with utility lobby
- Central heated / Double glazed / Highly Efficient Home
 - A beautifully presented detached bungalow
- Fitted with solar panels {x6 years ago} / ample external power/
- Summer house / green house / rear vehicle access / timber build sheds
- Beautiful landscaped gardens with an abundance of plants shrubs & bushes
- Outside water tap / outside security lighting / key lock access to the side /
 - Refurbished Garden lodge with shower ...
 - Highly sought after Cooden location
- To arrange a viewing, please contact 01424 224488