



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£475,000** 36 Hawkhurst Way, Bexhill-on-Sea TN39 3SG  
4 Bedroom 1 Bathroom 2 Reception







## AT A GLANCE...

Over the past 40 years, this deceptively spacious detached house has provided a happy home. This property boasts a substantial rear garden, a double tandem garage, no onward chain and accommodation including; a welcoming reception hall leading to the spacious dual aspect L-shaped lounge/diner with ample space for both living room & dining room furniture and a feature fireplace. From the lounge, there is a door leading to a versatile room that can serve as a home office or a dining room. The rear garden can be accessed through double sliding doors. Additionally, there is a kitchen/breakfast room and a cloakroom on the ground floor. This property features four bedrooms on the first floor, as well as a bathroom and a separate cloakroom. Moreover, the house is double glazed and has gas central heating and has a large loft space.

36 Hawkhurst Way, Bexhill-on-Sea, East Sussex, TN39 3SG

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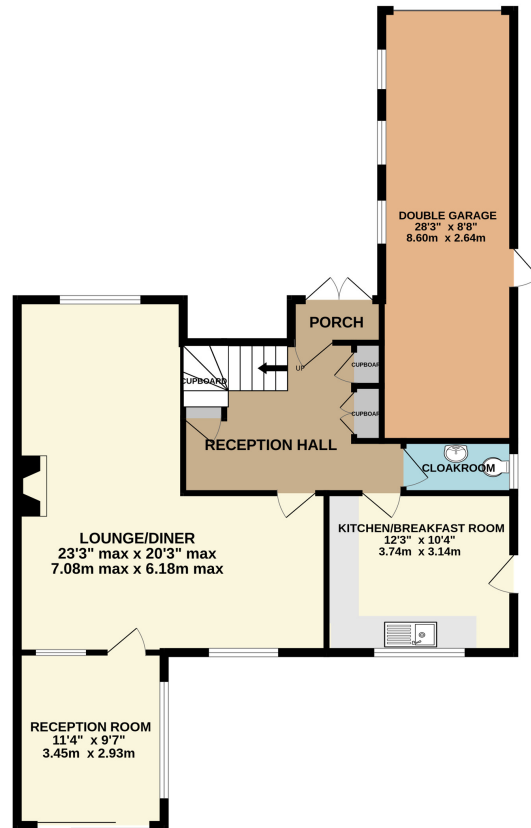


### Key Features:

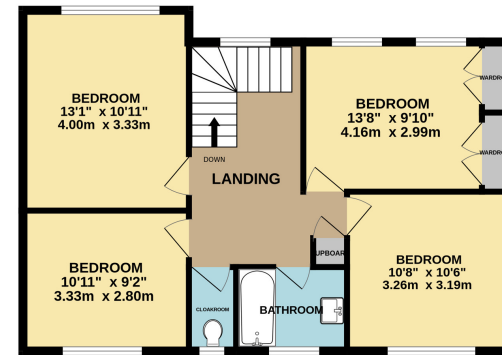
- Deceptively Spacious Detached House
- No Onward Chain
- Substantial Rear Garden
- Requires Modernisation
- Highly Regarded Location In Cooden
- Two Reception Rooms
- Double Garage & Off Road Parking
- Gas Central Heating & Double Glazing

  
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GROUND FLOOR  
1002 sq.ft. (93.1 sq.m.) approx.



1ST FLOOR  
672 sq.ft. (62.5 sq.m.) approx.



TOTAL FLOOR AREA : 1674 sq.ft. (155.5 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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### Exterior

Parking is available off-road at the front of the property, as well as an established garden with mature plants. Access is available to the double tandem garage via an up & over door that benefits from both power & light.

An unusual element of this property is its large rear garden, which is a unique selling point. The garden is primarily laid to lawn, is extensive in length, and features a variety of plants, shrubs, and trees, as well as a patio area ideal for alfresco dining. An area of garden with a timber framed shed and greenhouse lies hidden behind trees at the end of the lawn with multiple uses.

### 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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