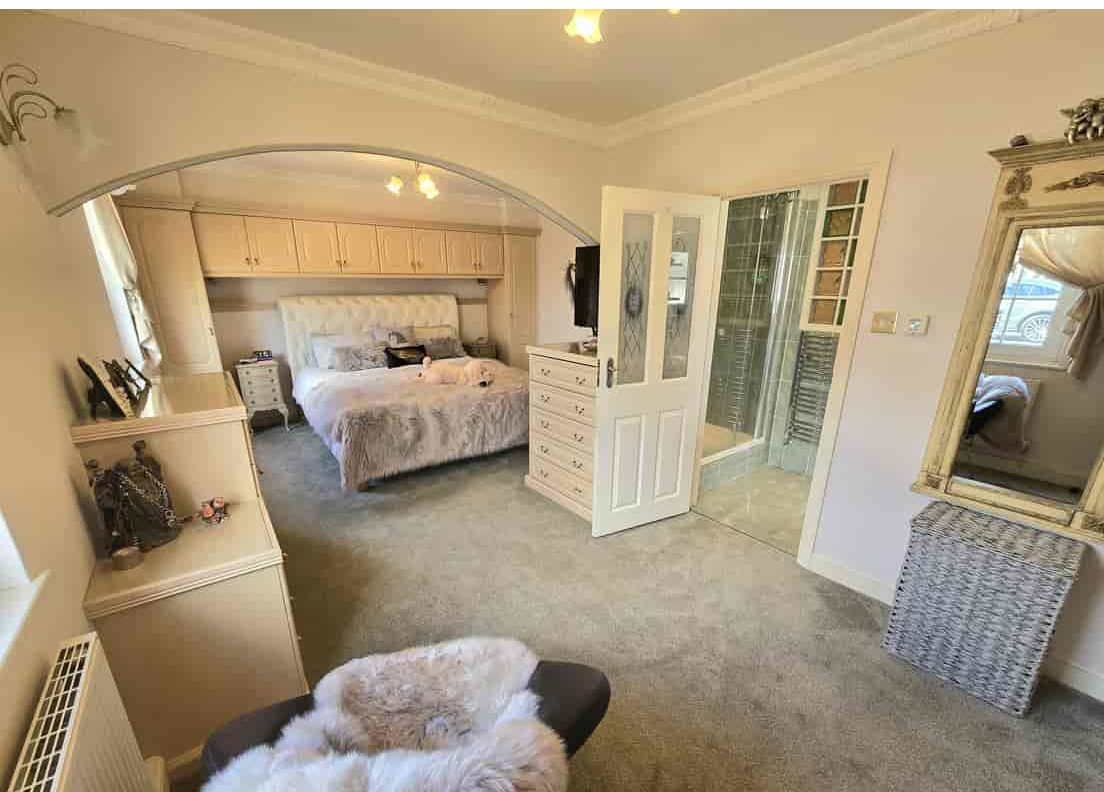




89 South Cliff, Bexhill-on-Sea, East Sussex, TN39 3EE

A Spacious Detached Bungalow Situated In A Sought After Cooden Location Close To The Beach £775,000 - Freehold





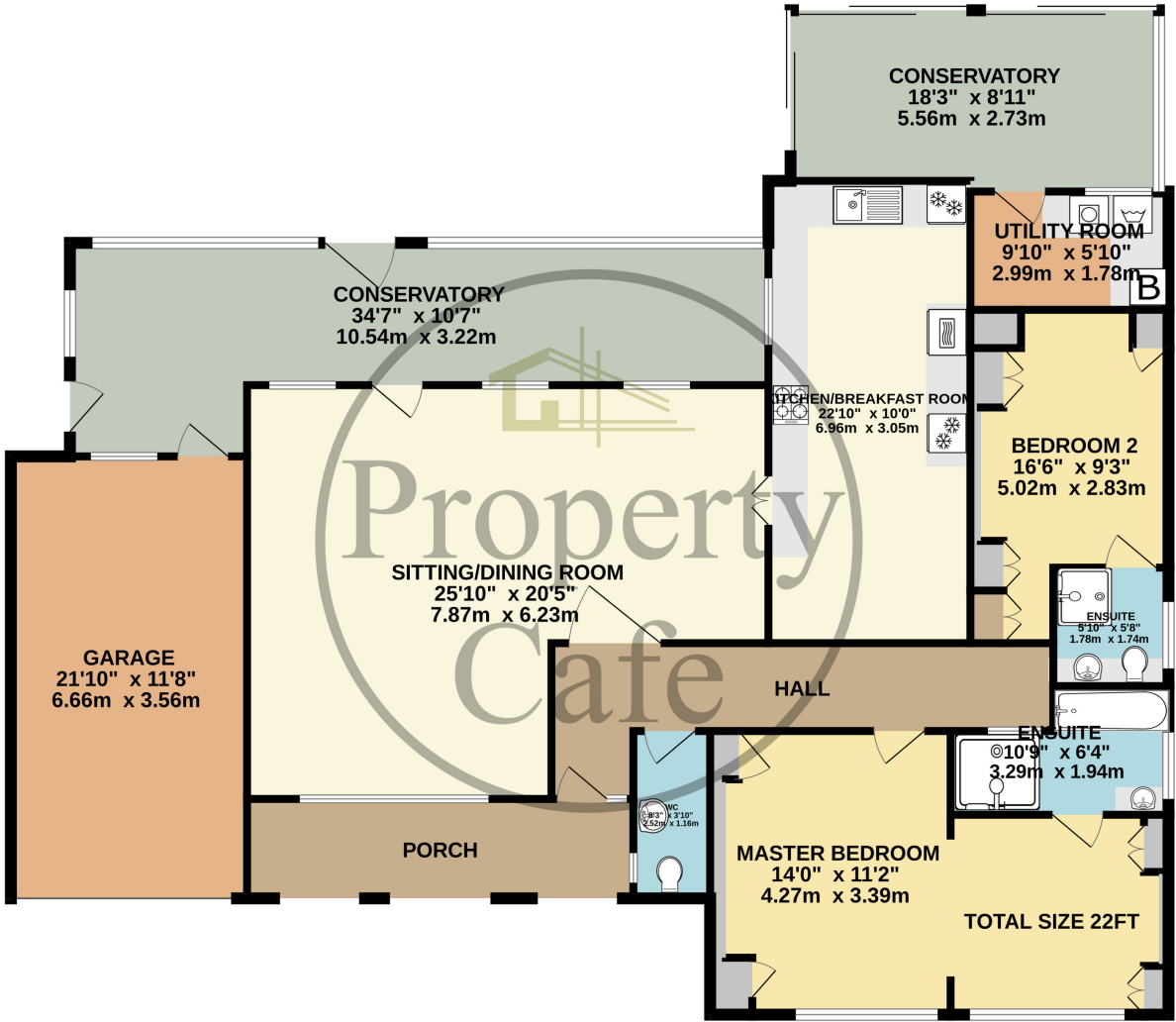


**The Property Cafe Are Delighted To Offer For Sale This Spacious Modern Style Bespoke Built Detached Bungalow \* Located In A Highly Sought After Cooden Location \* Designed & Built As A Spacious Three Bedroom Property \* (Converted To A Two Bed / Two Bath With Spacious Dressing Room) \* Spacious Lounge Diner With Conservatory \* Good Size Kitchen-Diner With Ample Wall & Base Units / Space Appliances & Ample Space For A Large Dining Table \* A Separate Utility Room \* An Additional Second Conservatory Over Looking The Garden \* Spacious Master Bedroom (With En-suite & Dressing Rm) \* Guest Bedroom With En-Suite \* Both Bedrooms With Built In Bedroom Wardrobes Suites \* A 21ft x 11ft Integral Garage & A Large Blocked Paved 'Carriage' Driveway Offerings Ample Parking \* Central Heating & Fully Double Glazed \* Pleasant Neutral Decoration Throughout \* Enclosed West Facing Rear Garden With Patio & Lane \* An Extra Large Corner Plot Garden With Potential & Scope \* Located Just A Few Minutes Walk To The Beach \* A Modern Bespoke Built Bungalow With Excellent Potential \* Spacious & Bright Throughout \* Being Sold With No Onward Chain \* **A Highly Sought After Cooden Beach Location \* Internal Viewing Highly Recommended** \* Call Our Bexhill Sales Team On 01424 224488.**





GROUND FLOOR  
2170 sq.ft. (201.6 sq.m.) approx.



TOTAL FLOOR AREA : 2170 sq.ft. (201.6 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:** 2  
**Receptions:** 1  
**Council Tax:** Band G  
**Council Tax:** Rate 4253.89  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (64)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	81
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		



As you will note from the adjacent floor plan & photos the property offers spacious & bright accommodation throughout whilst also offering ample excellent potential & scope. Originally designed & built as a bespoke three bedroom property the current sellers converted to suit their personal requirements to offer a master bedroom suite with modern en-suite & dressing room. The guest bedroom also has a modern en-suite. As you may note the bungalow is situated within a substantial corner plot location & whilst currently laid to lawn this area of ground offers excellent potential & scope. Situated just a short walk from Cooden Beach Promenade the property offers fantastic potential & scope. For additional details or to arrange to view please contact our Bexhill Sales Team on 01424

224488





The property is situated within walking distance of Cooden Beach within easy reach of both Bexhill & Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus service to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Spacious Modern Style Detached Bungalow
  - Highly Sought After Cooden Location
  - Formerly A Spacious Three Bed Property
  - (Converted To A Two Bed / Two Bath With Dressing Room)
- Spacious Lounge Diner With Conservatory
  - Good Size Kitchen-Diner
  - Separate Utility Room.
  - Additional Second Conservatory
- Spacious Master Bedroom (With En-suite & Dressing Rm)
  - Guest Bedroom With En-Suite
  - 21ft x 11ft Integral Garage
- Blocked Paved 'Carriage' Driveway
- Central Heating & Fully Double Glazed
- Pleasant Neutral Decoration Throughout
  - Enclosed West Facing Rear Garden
- Extra Large Corner Plot Location With Potential & Scope
  - Walking Distance To The Beach
- Modern Bespoke Built Bungalow With Potential
  - Sold With No Onward Chain
- Highly Sought After Cooden Beach Location
- Internal Viewing Highly Recommended