



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£695,000** 116 Cooden Sea Road, Bexhill-on-Sea TN39 4RW  
🛏️ 4 Bedroom 🛁 2 Bathroom 🛋️ 3 Reception







## AT A GLANCE...

With a substantial rear garden and breathtaking views, this remarkable detached Victorian cottage dates back to the 1800s. Within a stretch of rarely available properties, in a highly desirable Cooden location just a few minutes walk from the popular village of Little Common. The property's charm and character have been combined with sympathetic modernisation under the current ownership, resulting in; A modern fitted kitchen with space for appliances. The kitchen is open plan with a dining area, and the second reception room, offering stunning views to the rear. A living room, a downstairs bedroom/study, and a utility room are also on the ground floor. Far-fetched views can be seen from the master bedroom on the first floor, which boasts built-in wardrobes and an en-suite shower room. Two additional double bedrooms with built-in wardrobes, as well as a bathroom, are located on the first floor. Furthermore, the property benefits from gas central heating and double glazing.



### Key Features:

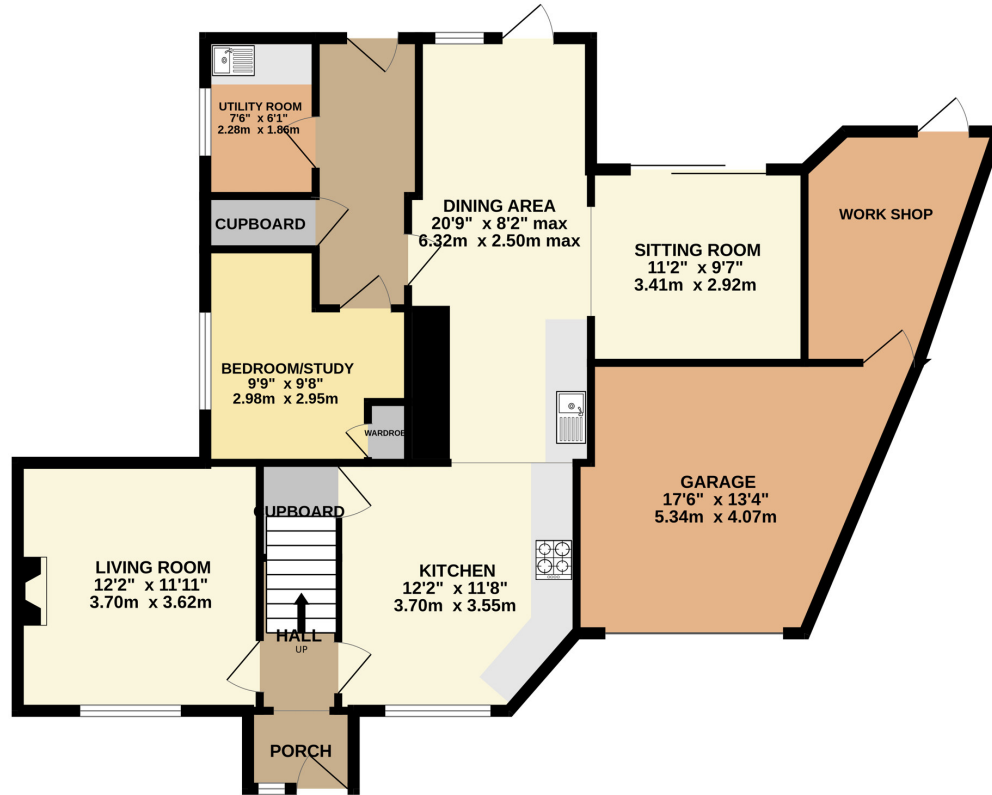
- Stunning 1800s Detached Cottage
- Substantial Rear Garden
- Two Bathrooms
- Large Garage & Off Road Parking
- Highly Desirable Cooden Location
- Three/Four Bedrooms
- Three Reception Rooms
- Walking Distance To Little Common Village

116 Cooden Sea Road, Bexhill-on-Sea, East Sussex, TN39 4RW

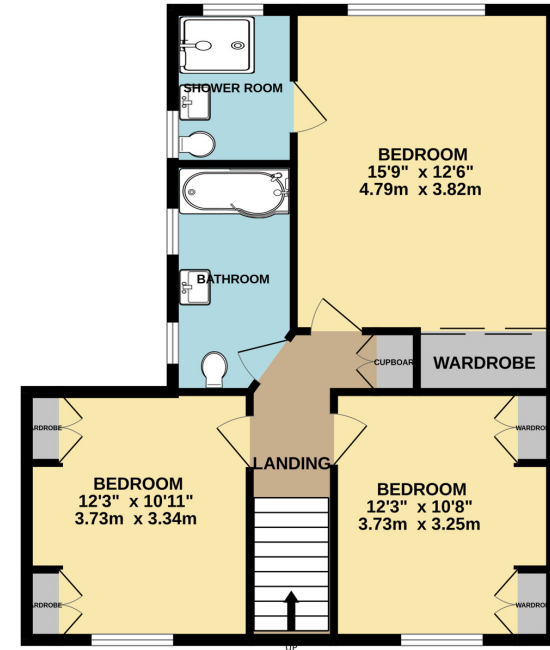
 4 Bedroom  2 Bathroom  3 Reception

  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

GROUND FLOOR  
1080 sq.ft. (100.3 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 1738 sq.ft. (161.4 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.

Made with Metropix ©2024

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





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>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		61	85
England, Scotland & Wales		EU Directive 2002/91/EC	

### Outside

The front of the property there is a driveway and access into the garage via a remote control electric door. The garage is a large single garage benefitting from power and light. There is a door from the garage leading through to a workshop/storage area leading out to the rear garden.

The rear garden is of substantial size and predominantly laid to lawn. You will find a patio area ideal for alfresco dining, well-established plantings, raised vegetable gardens and both Apple & Pear trees. We consider the garden to be a particular feature of this beautiful property.

### Location

This property is located at Cooden, West Bexhill, in a very desirable area. Close by you will find the village of Little Common offering a range of 'day-to-day' shops including a Tesco Express and some highly regarded independently owned shops, as well as a Dentist, Doctors surgery and bus routes. The closest train station is Cooden Beach just 0.5 miles from the property. It offers regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria. Little Common primary School is within walking distance, currently rated as 'Outstanding' in

116 Cooden Sea Road, Bexhill-on-Sea, East Sussex, TN39 4RW

4 Bedroom 2 Bathroom 3 Reception

**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS