



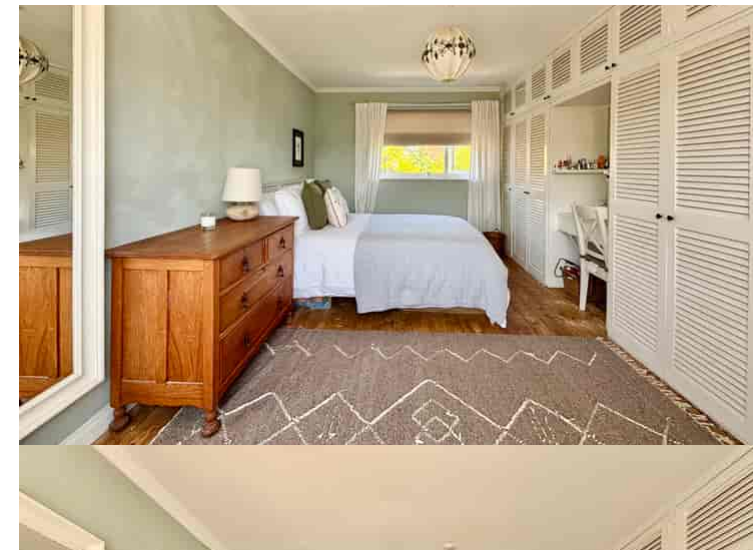
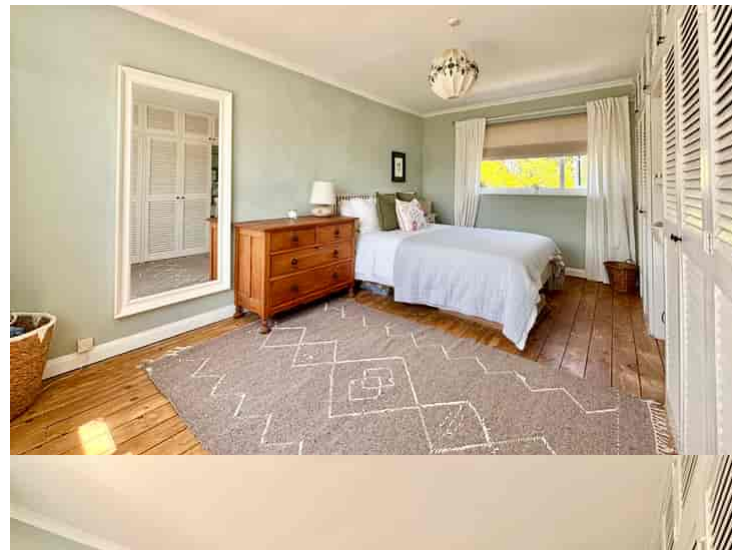
14 Warnham Gardens, Bexhill-on-Sea, East Sussex, TN39 3SP

Four Bedroom Detached Family Home For Sale In An Exclusive Pocket Of Cooden - Offers In Excess Of £400,000 - Freehold

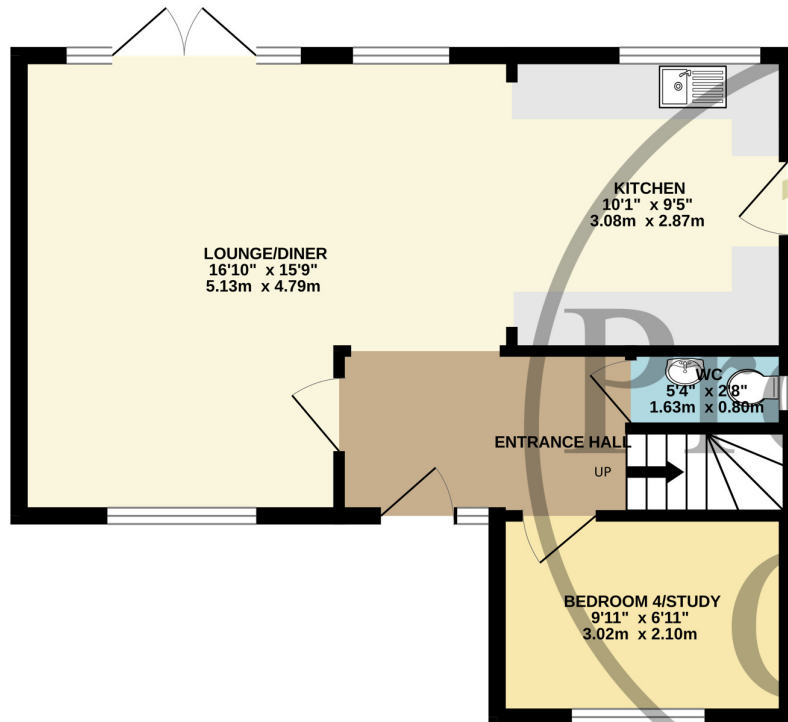




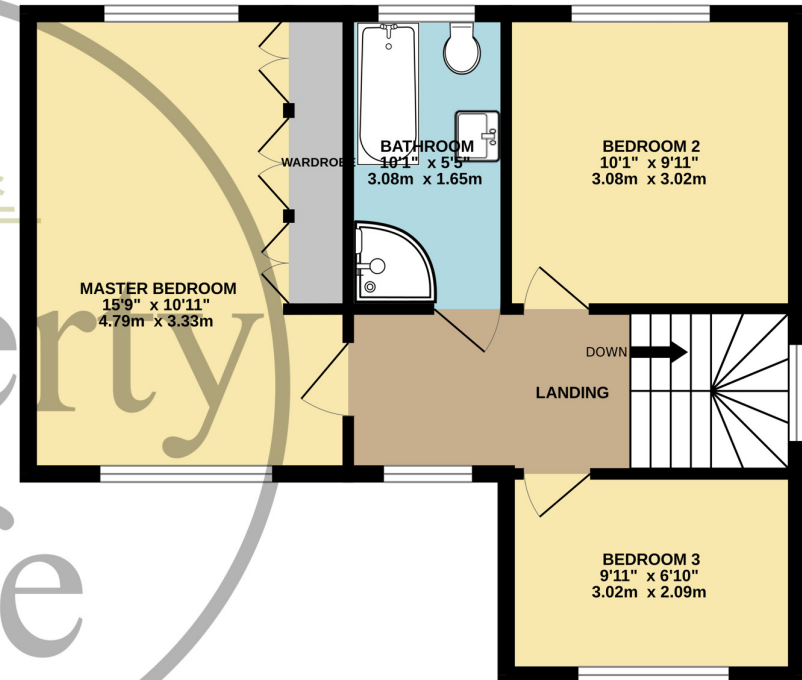
Property Café are delighted to present to the market this three/four bedroom detached family home for sale in a sought after residential pocket of 'Cooden' Bexhill. Accommodation and benefits include; A bright & airy entrance hall giving access to all ground floor rooms; A Contemporary Open Plan Lounge/Diner/Kitchen boasting french doors leading onto the garden; Modern fitted kitchen/diner offering an excellent space to entertain with ample cupboard & worktop space in addition to space for freestanding cooker & white goods; Ground floor bedroom/office; Ground floor WC. Upstairs consists of three further bedrooms all well proportioned and a good size; Modern fitted family bathroom comprising of a bath, separate shower cubicle, wash basin & WC. Externally the property boasts a private & mature rear garden, single garage & off-road parking for several cars. The house is offered for sale in excellent decorative order throughout in contemporary colour schemes, double glazed, gas central heated and to be sold with no onward chain. We recommend you view at your earliest convenience.



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.



1ST FLOOR
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 962 sq.ft. (89.4 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.

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Bedrooms: 4
Receptions: 2
Council Tax: Band D
Council Tax: Rate 2425.45
Parking Types: Driveway. Garage.
Heating Sources: Central. Double Glazing. Gas Central. Open Fire.
Electricity Supply: Mains Supply.
EPC Rating: D (66)
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+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	81
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Cooden area of Bexhill; Walking distance to Cooden train station, golf course, Cooden Beach Hotel and Little Common village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three/Four Bedroom Detached Family Home
 - Contemporary Open Plan Lounge/Diner/Kitchen
 - Modern Fitted Kitchen/Diner
 - Private Rear Garden
 - Off-Road Parking & Single Garage
- Excellent Decorative Order Throughout
 - Sought After Residential Pocket Of Cooden
 - Walking Distance To Cooden Beach & Train Station
 - Sold With No Onward Chain.
 - Viewing Highly Recommended