



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£325,000** 6 Jarvis Brook Close, Bexhill-on-Sea TN39 3UQ  
3 Bedroom 1 Bathroom 1 Reception  
Offers in excess of







## AT A GLANCE...

Bexhill Estates are delighted to offer this well-presented mid-terrace house for sale. Situated in a popular Cul-De-Sac location in the favourable Cooden location of West Bexhill, the property offers deceptively spacious accommodation comprising entrance lobby, cloakroom/w.c, impressive double aspect lounge dining room with sliding UPVC patio doors leading directly into the rear garden and the fitted kitchen with good range of wall mounted and under worksurface cupboards and range of built in appliances and benefits from door straight onto the patio. Stairs rise from the lounge/dining room to the first-floor landing where you will find three good-sized bedrooms and a modern family bathroom.

Additional benefits include combi boiler and gas central heating, double glazing throughout, parquet wood flooring to the ground floor, under stairs storage and a boarded loft.

An early inspection is advised to fully appreciate all this property has to offer.



### Key Features:

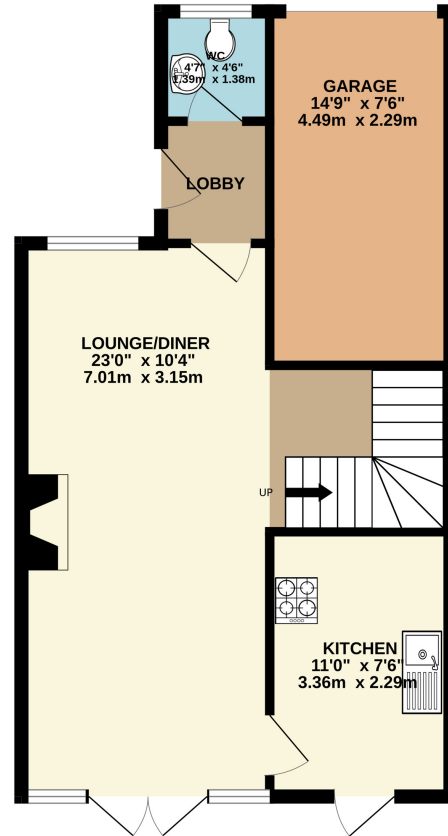
- Mid Terrace House
- Off Road Parking & Garage
- Double Glazed & Gas Central Heating
- Open Plan Sitting/Dining Room
- Three Bedrooms
- Sought After Cul-De-Sac Location In Cooden
- Fitted Kitchen & Bathroom
- Level Rear Lawned Garden

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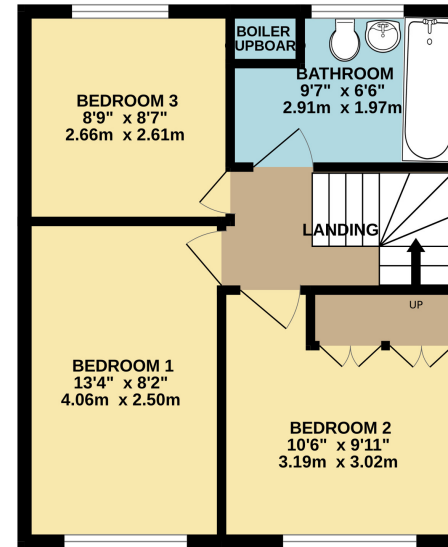
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GROUND FLOOR



1ST FLOOR



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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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		
A (92+)		87
B (81-91)		
C (69-80)	74	
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

## EXTERIOR

To the front of the property can be found off road parking for two cars leading to the garage with light and power, and up and over door.

To the rear, the level rear garden has been designed with low maintenance in mind, being mostly laid to lawn and having outside lighting and patio area, ideal for outside entertaining in the warmer months.

## Location

The property is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.6 miles away along with Cooden Beach Golf Club and the beach at Cooden it. Bexhill Town centre is just 1.9 miles away with seafront promenades, and Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

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