



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£575,000 22 Withyham Road, Cooden TN39 3BD
🛏️ 3 Bedroom 🚿 2 Bathroom 🛋️ 2 Reception



AT A GLANCE...

This immaculate detached chalet bungalow features a stunning south-facing rear garden and deceptively spacious accommodation.

Situated in a highly desirable Cooden location under 800 yards from the beach, golf course and railway station. The property boasts a wealth of natural light with its south-facing aspect and accommodation including; an enclosed entrance porch opening into the inner hall. The particularly spacious living room has a feature fireplace and double doors opening into the conservatory with beautiful views of the rear garden. There are matching wall and base units in the kitchen, together with an integrated under counter freezer, space for appliances and an opening into the dual aspect breakfast room.

In addition, the ground floor also includes two double bedrooms, a modern shower room and a walk-in storage cupboard.

On the first floor you will find a spacious double bedroom, a bathroom suite and two extensive eaves storage spaces.

Furthermore, the property benefits from some original Parquet flooring, double glazing and gas central heating via the boiler installed approximately two years ago. To appreciate all the property has to offer in full, your early viewing is highly recommended!

22 Withyham Road, Cooden, Bexhill-on-Sea,
East Sussex, TN39 3BD

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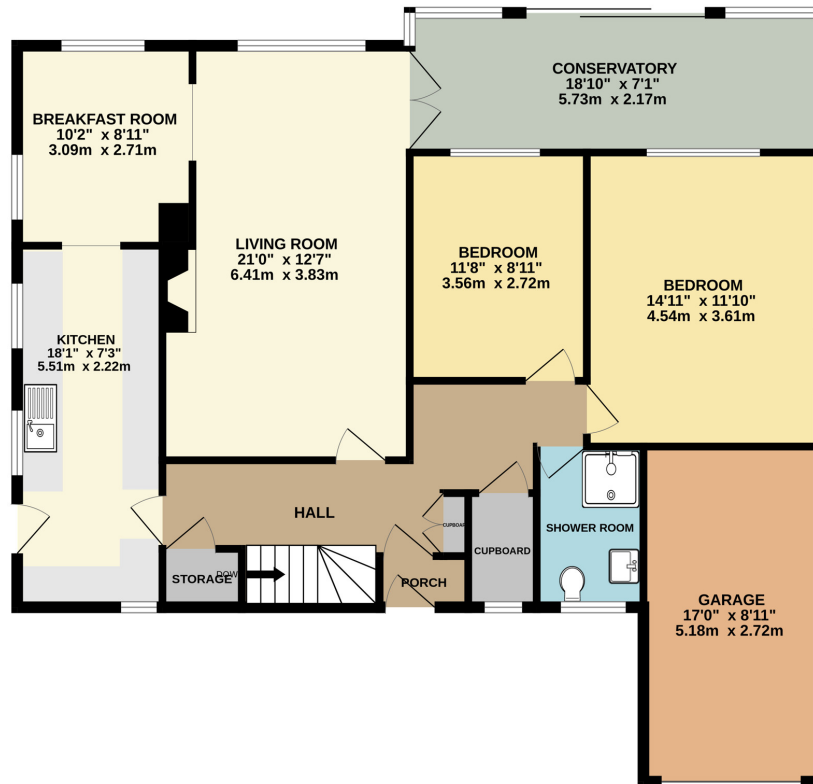


Key Features:

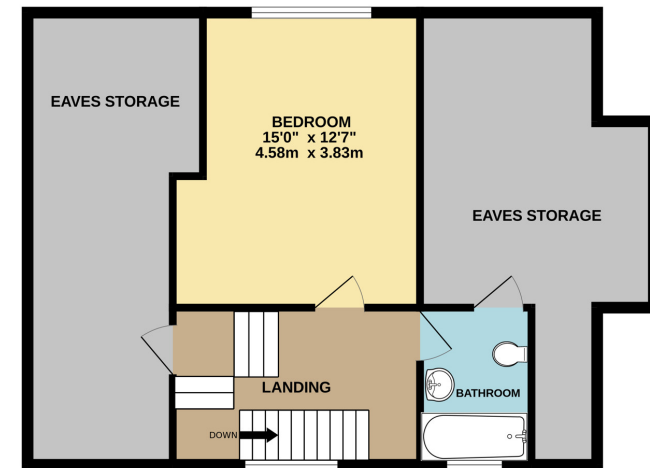
- Spacious Chalet Bungalow
- Highly Sought After Cooden Location
- Two Bathrooms
- Extensive Eaves Storage Space
- Stunning South-Facing Rear garden
- Three Double Bedrooms
- Off Road Parking & Garage
- Two Reception Rooms & Conservatory


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GROUND FLOOR
1265 sq.ft. (117.5 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1955 sq.ft. (181.6 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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Location

The property is located in the highly desirable area of 'Cooden', in West Bexhill. Within walking distance, you'll find Cooden Beach, Cooden tennis club and Little Common Village, which offers independent day-to-day shops like a Tesco Express, Doctor's Surgery, Dentist's, as well as Little Common Primary School, currently rated 'Outstanding' by OFSTED.

The closest Train station is Cooden Beach, a short walk away, along with Cooden Beach Golf Club and the beach at Cooden.

Bexhill Town centre is just 2.0 miles away with seafront promenades, and Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

Exterior

There is a well-kept garden at the front of the property, together with off-road parking and access into the garage via a remote controlled roller door where you will find power & light.

The stunning rear garden is predominantly laid to lawn and south-facing. Well-stocked with a variety of well-established trees, shrubs and plantings. You will find seating areas in the garden where you can enjoy alfresco dining, a water supply and gated access to the front of the property.

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