



65a Cooden Drive, Bexhill-on-Sea, East Sussex, TN39 3AY  
Substantial Family Home in An Exclusive Area Of Bexhill £585,000 - Freehold





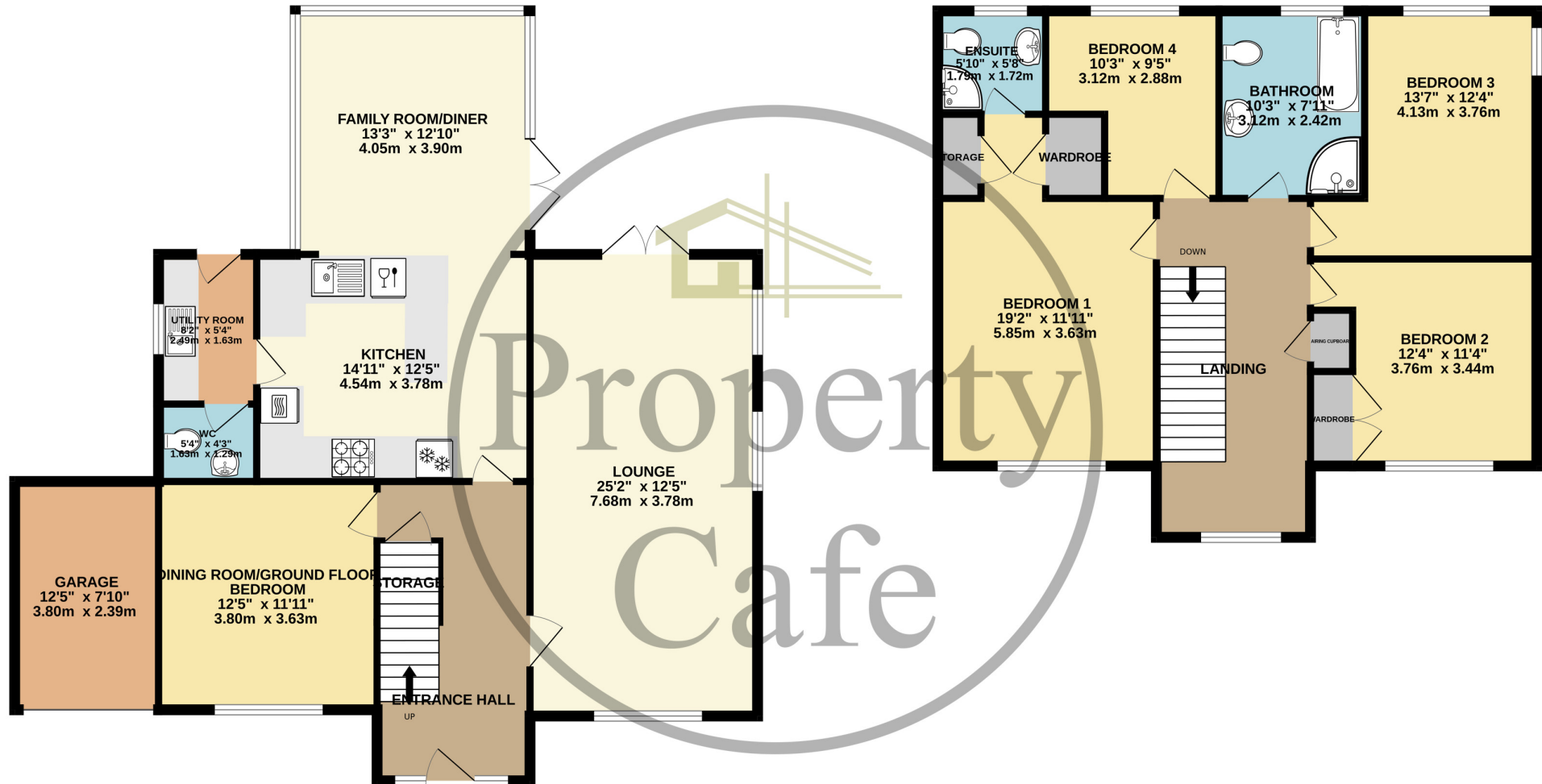


Property Cafe are delighted to present to the market this substantial four/five bedroom detached family home for sale in an incredibly sought after position of Bexhill on Cooden drive just a short walk to the beach. Accommodation and benefits include; A bright & airy entrance hall with under stairs cupboard & giving access to all main ground floor rooms; Triple aspect lounge, vast in size and with french doors leading to the garden; Open plan kitchen/diner/family room great for entertaining, the kitchen offering plenty of cupboard & worktop space in addition to integrated appliances including electric double oven, gas hob, dishwasher and fridge/freezer; Separate utility room with a further sink; Ground floor bedroom or separate dining room; Downstairs WC. Upstairs consists of four well proportioned double bedrooms, two of which with fitted wardrobes and a master with en-suite shower room; Family Bathroom comprising of bath, separate shower cubicle, wash basin & WC. Externally the property boasts a south facing and manageable rear garden; Single garage with electric door and off-road parking for several vehicles. This house is offered for sale in neutral colour schemes throughout although the kitchen and bathrooms might benefit from some updating and this is reflected in the price. To be sold with no onward chain, we recommend you view at your earliest convenience.



# 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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**Bedrooms:** 5  
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**Receptions:** 2  
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**Council Tax:** Band E  
**Council Tax:** Rate 3119  
**Parking Types:** Driveway. Garage.  
**Heating Sources:** None.  
**Electricity Supply:** Mains Supply.  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** None.



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 Drive area of Bexhill; Walking distance to the sea, Collington Train station and a local bus stop. A short journey 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, pharmacy & 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.

- Substantial Four/Five Bedroom Detached Family Home
  - Generous Kitchen/Family Room
    - Separate Utility Room
- Master Bedroom With Fitted Wardrobe & En-Suite
  - South Facing Manageable Rear Garden
- Single Garage With Electric Door
- Off-Road Parking For Several Cars
- Sought After Location Close To Sea
  - Sold With No Onward Chain
  - Viewing Highly Recommended