



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

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**£775,000** Tyndale Avenue, Bexhill-on-Sea TN39 4TZ  
🛏️ 5 Bedroom 🛁 2 Bathroom 📺 3 Reception







## AT A GLANCE...

With stunning south-west rear gardens, this detached house deceives with its space! The house is located in a desirable and rarely available cul-de-sac in Cooden, west Bexhill, and provides bright and spacious accommodation, including; A dual aspect lounge with a bay window and gas fireplace. The modern fitted kitchen has matching wall and base units with solid oak doors, granite work surfaces, and under-cabinet lighting. Integrated appliances include a dishwasher, 1 1/2 ovens and a microwave. Adjacent to the kitchen is a separate utility room with space for appliances, a cupboard housing the regularly serviced boiler and integrated access to the double garage. Featuring double doors into the lounge, bi-folding doors into the sunroom and a further set of double doors to the rear garden, the dining room is open plan with the kitchen and provides an ideal entertaining space. A spacious sun room boasts vaulted ceilings, underfloor heating, and tranquil views of the rear gardens. There's also a cloakroom on the ground floor. There is a dual aspect master suite on the first floor that has a walk-in wardrobe, additional built-in wardrobes, and an en-suite shower room. Four further double bedrooms, all but one with built-in wardrobes, and a family bathroom complete the house. Furthermore, the property benefits from insulated loft space, full double glazing and cavity wall insulation.



Tyndale Avenue, Bexhill-on-Sea, East  
Sussex, TN39 4TZ

 5 Bedroom  2 Bathroom  3 Reception

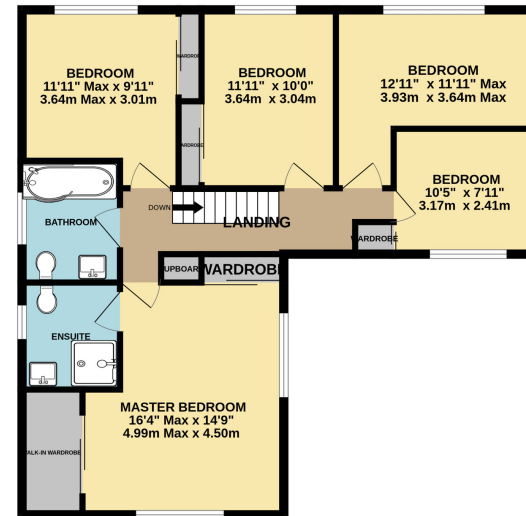
### Key Features:

- Generously Sized Detached House
- Stunning Rear Garden
- Two Bathrooms
- Three Reception Rooms
- Rarely Available Cooden Location
- Five Double Bedrooms
- Off Road Parking & Double Garage
- Modern Fixtures & Fittings

GROUND FLOOR  
1249 sq.ft. (116.0 sq.m.) approx.



1ST FLOOR  
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 2030 sq.ft. (188.6 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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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>	69	79
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Outside

The front of the property has a driveway with parking for multiple vehicles. Both sides of the house have gated access to the rear garden, and there is a small area of lawn to the side. You'll find power and light in the double garage, accessed via a remote-controlled electric door. There are so many wonderful features about this property, but one that stands out is the stunning south/west facing rear garden. With a high degree of privacy, the garden is mostly laid to lawn and has a variety of well-established trees, shrubs, and plantings. In addition, there is a large composite decked sun terrace with a glass balustrade, which gives you elevated views of the garden. As well as an insulated log cabin with lights and power, there is a further seating area with an arbor seat and a water feature. Outdoor power is available, a water supply, a greenhouse and a metal garden shed.

### Location

This property is located at Cooden, West Bexhill, in a very desirable neighbourhood. 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.

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