



35 Little Twitten, Bexhill-on-Sea, East Sussex, TN39 4SS

Three Bedroom End Of Terraced Family Home In An Incredibly Sought After Location £400,000 - Freehold





Situated within the incredibly sought-after residential pocket of Cooden, this charming three-bedroom end-of-terrace house offers spacious and versatile accommodation, beautifully presented throughout and ideal for family living.

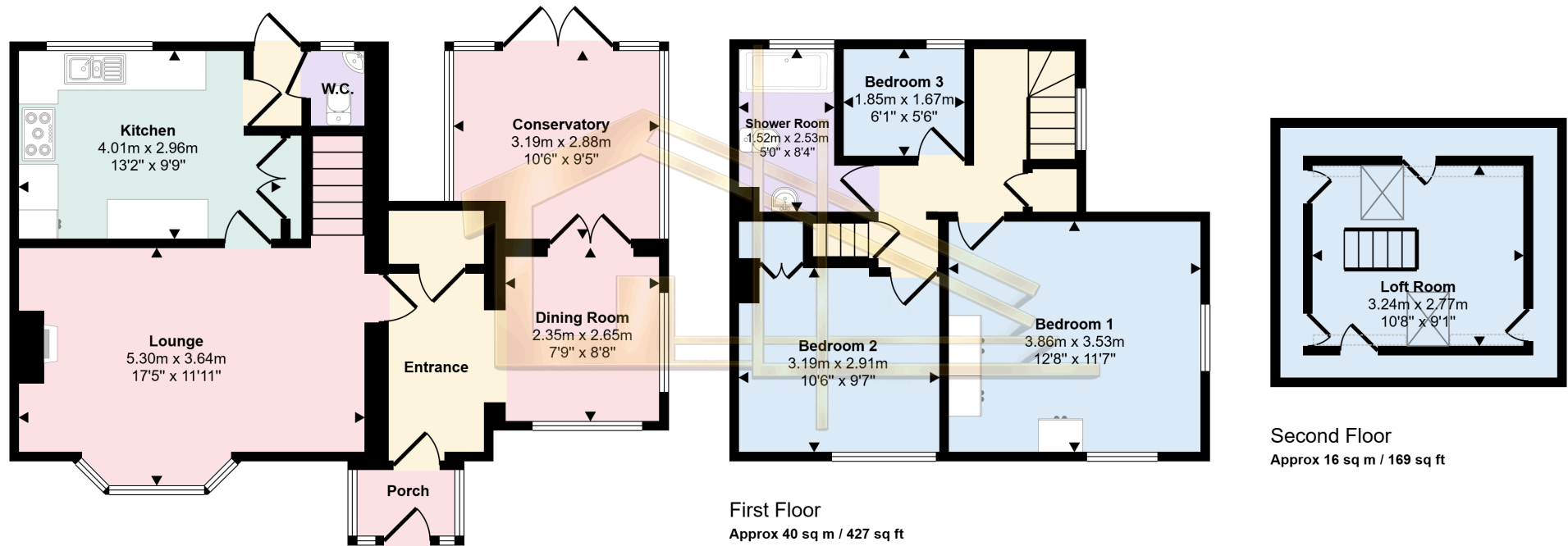
The property boasts three generous reception rooms, providing excellent flexibility for both relaxing and entertaining. A newly built conservatory/garden room creates a wonderful additional living space, perfectly positioned to enjoy the outlook over the rear garden. At the heart of the home is a modern fitted kitchen, thoughtfully designed with practicality in mind and complemented by excellent fitted storage throughout the property. Upstairs, there are three well-proportioned bedrooms served by a contemporary family shower room, while an additional loft room offers further versatile space that could be utilised as a home office, hobby room or occasional guest area.

One of the standout features of this home is the stunning far-reaching views towards Beachy Head, adding a unique and picturesque backdrop to everyday living. Externally, the property benefits from a generous private rear garden, complete with a variety of useful sheds, offering plenty of outdoor space for relaxation, gardening or family activities. To the front, there is the added advantage of off-road parking.

Further benefits include gas central heating, double glazing, and the property being maintained in good decorative order throughout. A wonderful opportunity to acquire a spacious home in a highly desirable location. Viewing is highly recommended to fully appreciate everything this property has to offer.



Approx Gross Internal Area  
115 sq m / 1238 sq ft



Ground Floor  
Approx 60 sq m / 642 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**Bedrooms:** 3  
**Receptions:** 2  
**Council Tax:** Band C  
**Council Tax:** Rate 2403.23  
**Parking Types:** Driveway.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (67)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Not suitable for wheelchair users.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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, 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.

- Three Bedroom End Of Terrace House For Sale
    - Three Spacious Reception Rooms
  - Newly Built Conservatory/Garden Room
    - Modern Fitted Kitchen
    - Three Well Proportioned Bedrooms
    - Contemporary Family Shower Room
      - Additional Loft Room
  - Stunning Far Reaching Views Towards Beachy Head
- Generous Private Rear Garden Including Various Sheds
    - Off-Road Parking.
  - Incredibly Sought After Residential Pocket Of Cooden
    - Good Decorative Order Throughout
    - Excellent Fitted Storage Throughout
    - Gas Central Heated & Double Glazed
    - Viewing Highly Recommended