



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£495,000

8 The Spinney, Bexhill-on-Sea TN39 3SW

4 Bedroom

1 Bathroom

1 Reception



AT A GLANCE...

This deceptively spacious detached house is situated in a quiet cul-de-sac location in the favourable Cooden location of west Bexhill. The house boasts well-proportioned accommodations that include; A welcoming reception hall leads to the dual aspect lounge/diner with a feature wall mounted fireplace, double doors to the rear garden and ample space for both living room and dining room furniture. There are matching wall and base units in the kitchen which comes with space and plumbing for appliances and a door out to the side of the property. Additionally, the ground floor has a utility room, cloakroom and a large under-stairs cupboard.

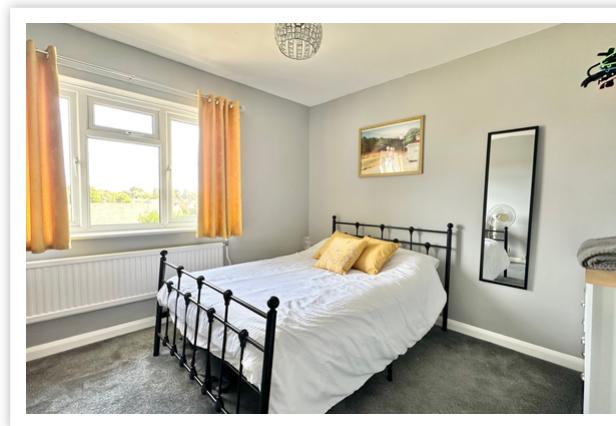
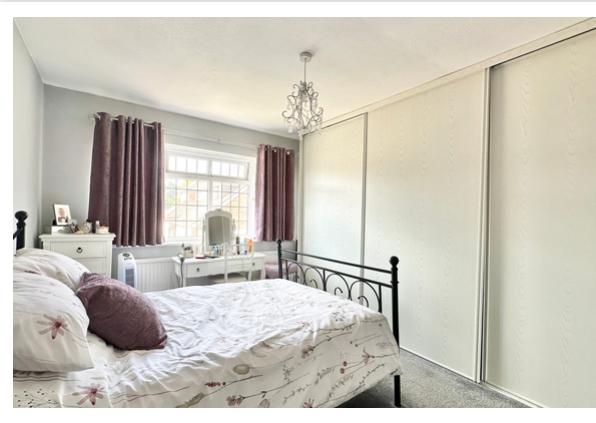
The spacious first floor landing gives access to four double bedrooms and a modern four-piece bathroom suite. Two of the bedrooms have extensive built-in wardrobes and there is a large boarded & insulated loft space with light.

Additional benefits include double glazing, gas central heating via a regularly serviced Worcester Bosch boiler, the majority of the house was re-wired in 2020 and features USB sockets.

To appreciate all the property has to offer in full, your early viewing comes highly recommended!

8 The Spinney, Bexhill-on-Sea, East Sussex,
TN39 3SW

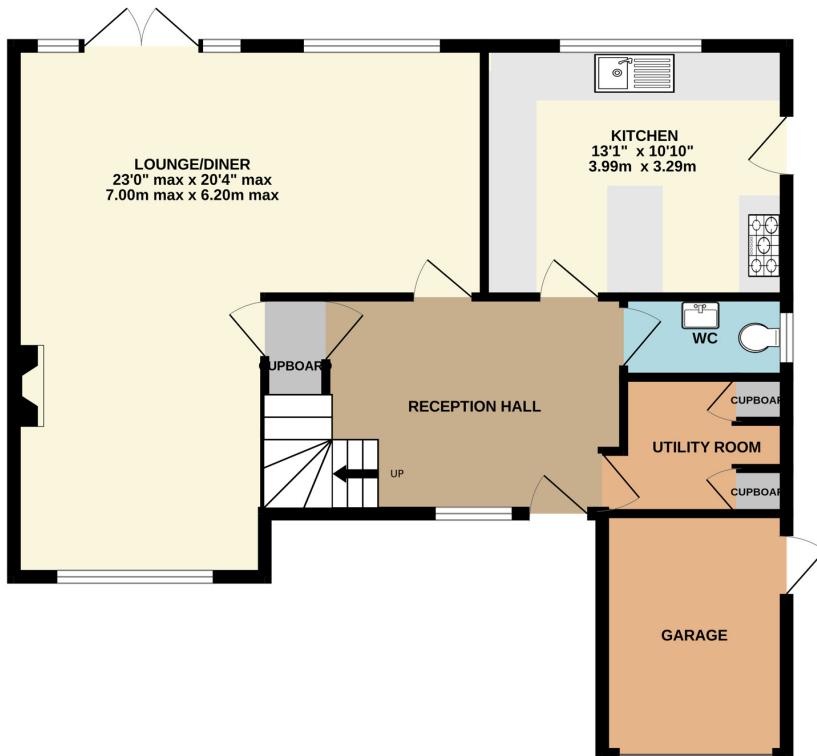
4 Bedroom 1 Bathroom 1 Reception



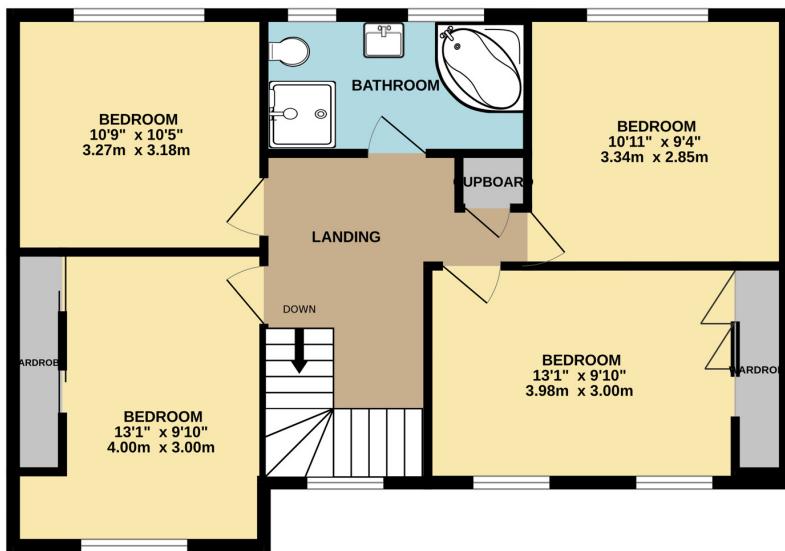
Key Features:

- Spacious Detached House
- Open Plan Lounge/Dining Room
- Quiet Cul-De- Sac
- Off Road Parking & Garage For Storage
- Four Double Bedrooms
- Four Piece Modern Bathroom Suite
- Double Glazing & Gas Central Heating
- Utility Room & Cloakroom

GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.

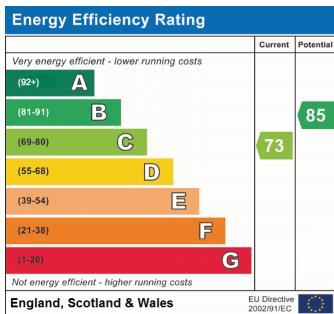


TOTAL FLOOR AREA : 1488 sq.ft. (138.3 sq.m.) approx.

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.

Made with Metropix ©2025

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.



Exterior

Off-road parking for two vehicles is available on the driveway at the front of the property and access into the garage via and up & over door. The garage was partially converted to create a utility room, leaving ample space for storage.

The rear garden is predominantly laid to lawn with mature shrubs, trees and plantings. There is a large patio area ideal for alfresco dining, a garden shed, outdoor power and gated side access to the front of property.

Location

West Bexhill's 'Cooden' location is one of the most sought-after in the area. In the nearby village of Little Common, you will find a range of independently owned shops, together with a Tesco Express, a Doctor's Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. Just 0.7 miles away is Cooden Beach Train Station, along with the Cooden Beach Golf Club and the beach at Cooden Beach. Bexhill town centre is just 1.8 miles away with the iconic seafront promenades, mainline railway station with direct Routes into Hastings, Brighton, London Gatwick, and London Victoria.

8 The Spinney, Bexhill-on-Sea, East Sussex,
TN39 3SW

4 Bedroom 1 Bathroom 1 Reception