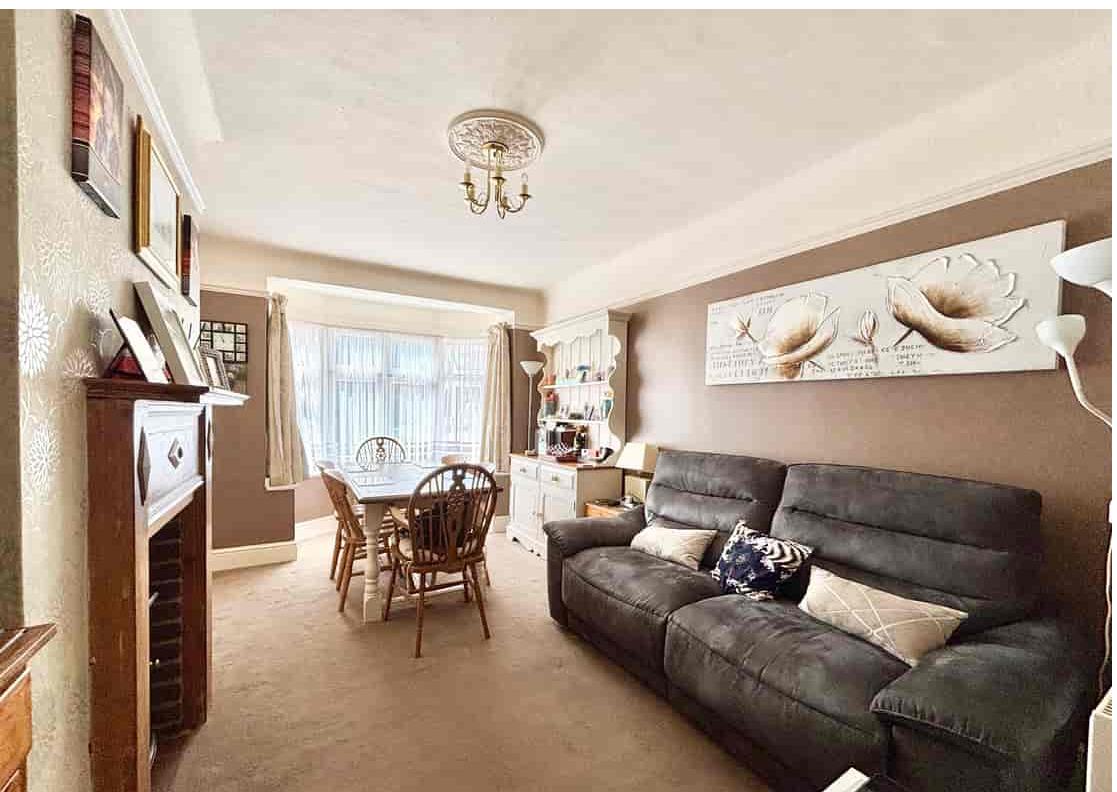




100 Cooden Drive, Bexhill-on-Sea, East Sussex, TN39 3AS

Substantial Four Bedroom Detached Family Home For Sale With Mature Front & Rear Gardens £625,000
- Freehold





Property Cafe are delighted to present to the market this substantial four bedroom detached family home for sale positioned in an incredibly sought after Cooden Location, walking distance to Bexhill's seafront & promenade. Accommodation and benefits include; An entrance porch leading to a grand reception hall; Spacious lounge boasting stunning features such as a southerly aspect bay window, fire place, ceiling rose and picture rails; Separate dining room; East facing conservatory; Modern fitted kitchen offering ample cupboard & worktop space in addition to a separate utility room; Ground floor double bedroom overlooking the garden and modern fitted shower room comprising of a walk-in shower cubicle, wash basin & WC. The 1st floor consists of three further double bedrooms, the master particularly vast in size and a family bathroom benefitting from a corner bath with shower attachment, wash basin, WC & bidet. Externally the house presents generous & mature front and rear gardens, an integral single garage with up & over door as well as off-road parking for multiple vehicles. The property is offered for sale in well maintained condition having been decorated in neutral colour schemes throughout, gas central heated and double glazed. We recommend you view at your earliest convenience.





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: 4

Receptions: 3

Council Tax: Band E

Council Tax: Rate 3119.52

Parking Types: Driveway. Garage.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

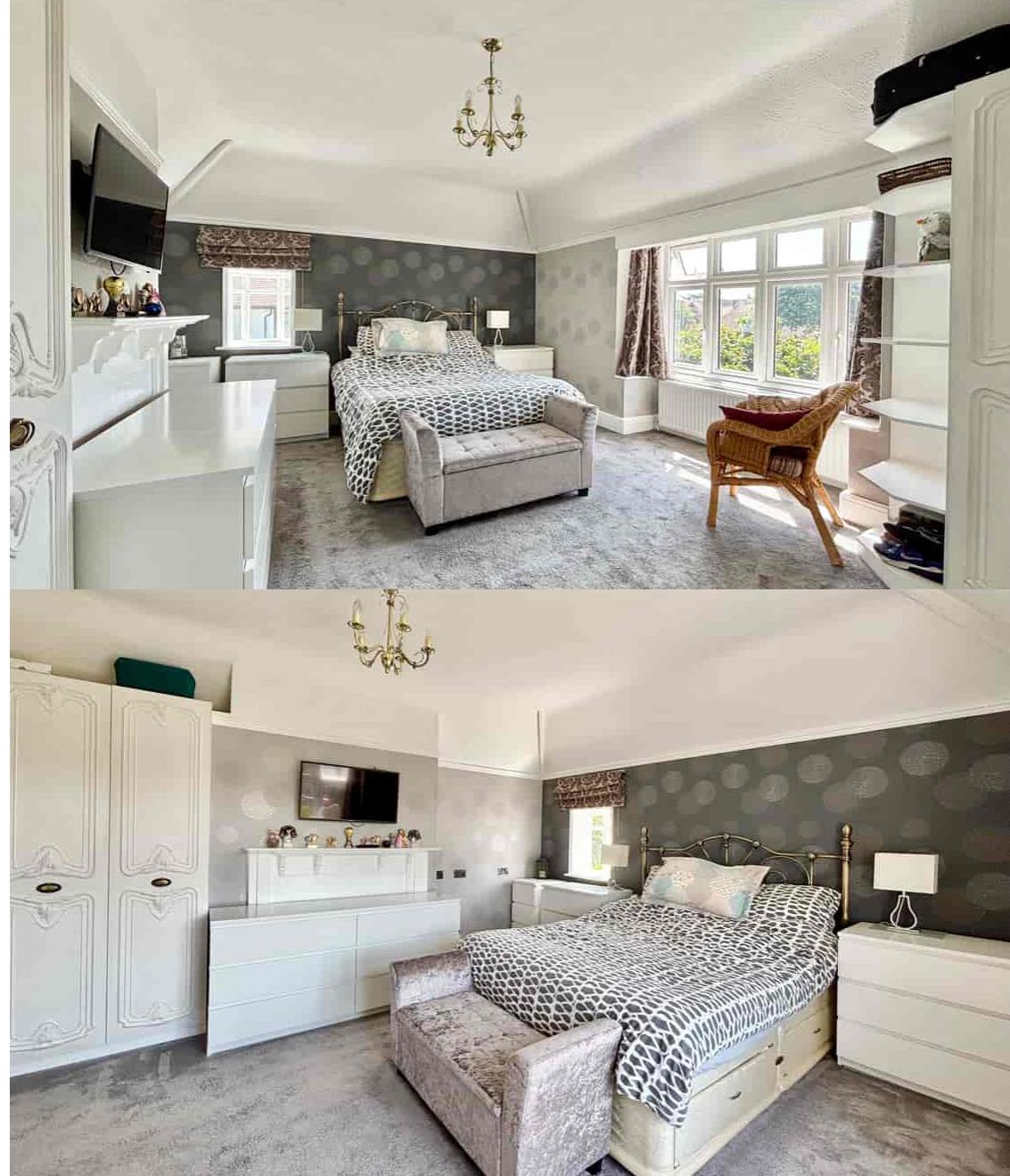
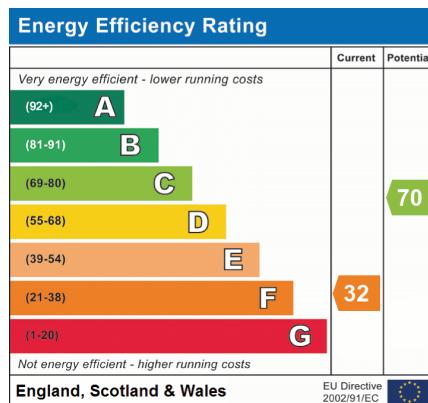
EPC Rating: F (32)

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: ADSL.

Accessibility Types: Level access.



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. 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 that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.



The property is situated in a highly sought after West Bexhill/Cooden location, within easy access of both Bexhill Town Centre & Little Common village in addition to walking distance to Bexhill's stunning promenade and beach. The new 'link' road is very close by which of course dramatically reduces the travel time to the Conquest Hospital and access to the main A21 road to London. As you may note the property is within easy walking distance to Collington train station that offers a regular train service to Hastings, Eastbourne, Brighton, Gatwick & London Victoria and there are also excellent Bus routes very close by. Collington shops offer an extremely useful Tesco Local store as well as various independent shops. You will also find a local Doctors surgery, Dentists, and excellent leisure facilities within close proximity.

- Four Bedroom Detached Family Home For Sale
- Spacious Lounge With Feature Fireplace & Bay Window
 - Separate Dining Room
- Modern Fitted Kitchen & Additional Utility Room
 - Ground Floor Bedroom & Shower Room
- Generous & Mature Front And Rear Gardens
- Single Garage & Off-Road Parking For Several Vehicles
 - Gas Central Heated & Double Glazed.
 - Extremely Sought After Location
 - Viewing Highly Recommended