



268a Cooden Drive, Bexhill-on-Sea, East Sussex, TN39 3AB

A Spacious Three Bed Semi Detached Family Home Close To Cooden Beach £465,000 - Freehold







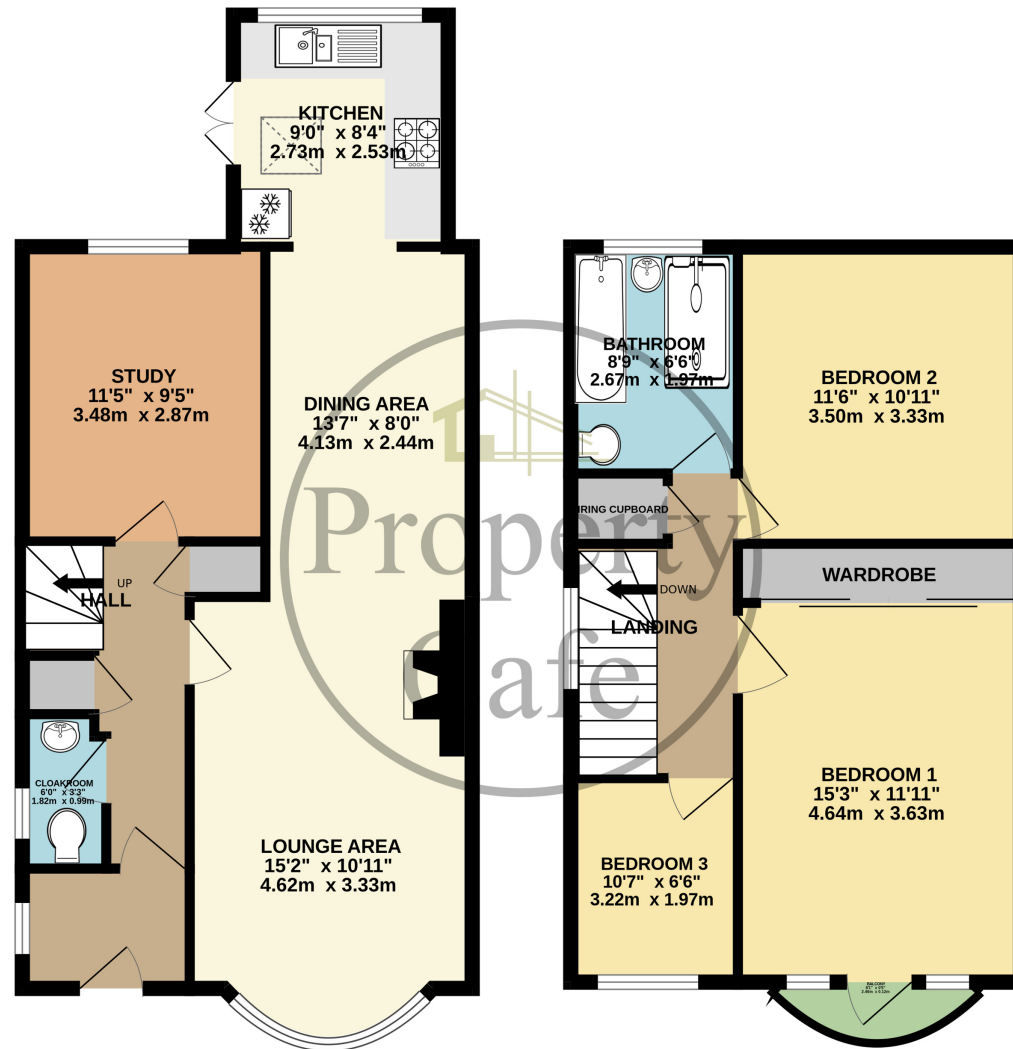


The Property Cafe are delighted to offer for sale this well presented Three Bedroom Semi-Detached Neo-Georgian Style Family Home offering benefits & accommodation that include: Three Good Size Family Bedrooms \* A Spacious Through Lounge-Diner \* Extended Kitchen With Vaulted Ceiling & Lovely Views Across The Rear Garden \* A Bright & Spacious Landing Area \* Modern Bathroom With A X4 Piece Suite With Both A Bath & New Walk In 'Aqualisa' Shower Enclosure \* A Lovely Low Maintenance Landscaped Rear Garden \* A Master Bedroom With Juliette Balcony \* A Substantial South Facing Home Office / Hobbies Room With BI-Fold Doors Out To The Garden \* A Highly Sought After Cooden Beach Location \* Highly Efficient 'Smart' Heating System \* Off Road Parking To The Front \* Lovely Neutral Decoration Throughout \* An Internal Viewing Is Highly Recommended \* For Additional Details Or To Arrange To View Please Call Our Bexhill Sales Team On 01424 224488..



GROUND FLOOR  
576 sq.ft. (53.5 sq.m.) approx.

1ST FLOOR  
495 sq.ft. (46.0 sq.m.) approx.




TOTAL FLOOR AREA : 1071 sq.ft. (99.5 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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**Bedrooms:** 3  
**Receptions:** 2  
**Council Tax:** Band D  
**Council Tax:** Rate 2425.45  
**Parking Types:** Driveway.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (62)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** ADSL.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(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	



**Spacious Semi Detached Family Home \* Three Good Size Family Bedrooms \* Spacious Through Lounge-Diner \* Extended Kitchen With Vaulted Ceiling \* Bright & Spacious Landing Area \* Bathroom With Bath & New Aqualisa Shower \* Lovely Low Maintenance Landscaped Rear Garden \* Master Bedroom With Juliette Balcony \* Garden Home Office / Hobbies Room \* Highly Sought After Cooden Beach Location \* Highly Efficient 'Smart' Heating System \* Off Road Parking \* Viewing Highly Recommended**





The property is ideally situated basically adjacent to the stunning Cooden Beach that is literally a minutes walk away. You will note that Cooden Beach Mainline station is nearby & Little Common Village itself is also just a short drive away offering an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Spacious Semi Detached Family Home
  - Three Good Size Family Bedrooms
  - Spacious Through Lounge-Diner
- Extended Kitchen With Vaulted Ceiling
  - Bright & Spacious Landing Area
- Bathroom With Bath & New Aqualisa Shower
  - Lovely Low Maintenance Rear Garden
  - Master Bedroom With Juliette Balcony
  - Garden Home Office / Hobbies Room
- Highly Sought After Cooden Beach Location
  - Entrance Porch & Well Presented Hall
    - Ground Floor Cloakroom W.C
- Central Heated & Double Glazed Throughout
- Cosy Lounge-Diner With Wood Burning Stove
  - Highly Efficient 'Smart' Heating System
    - Off Road Parking To The Front
    - Viewing Highly Recommended