



Broom Court 187 Cooden Sea Road, Bexhill-on-Sea, East Sussex, TN39 4TH
A Stunning Five Bed Character Home In The Heart Of Cooden £899,950 - Freehold



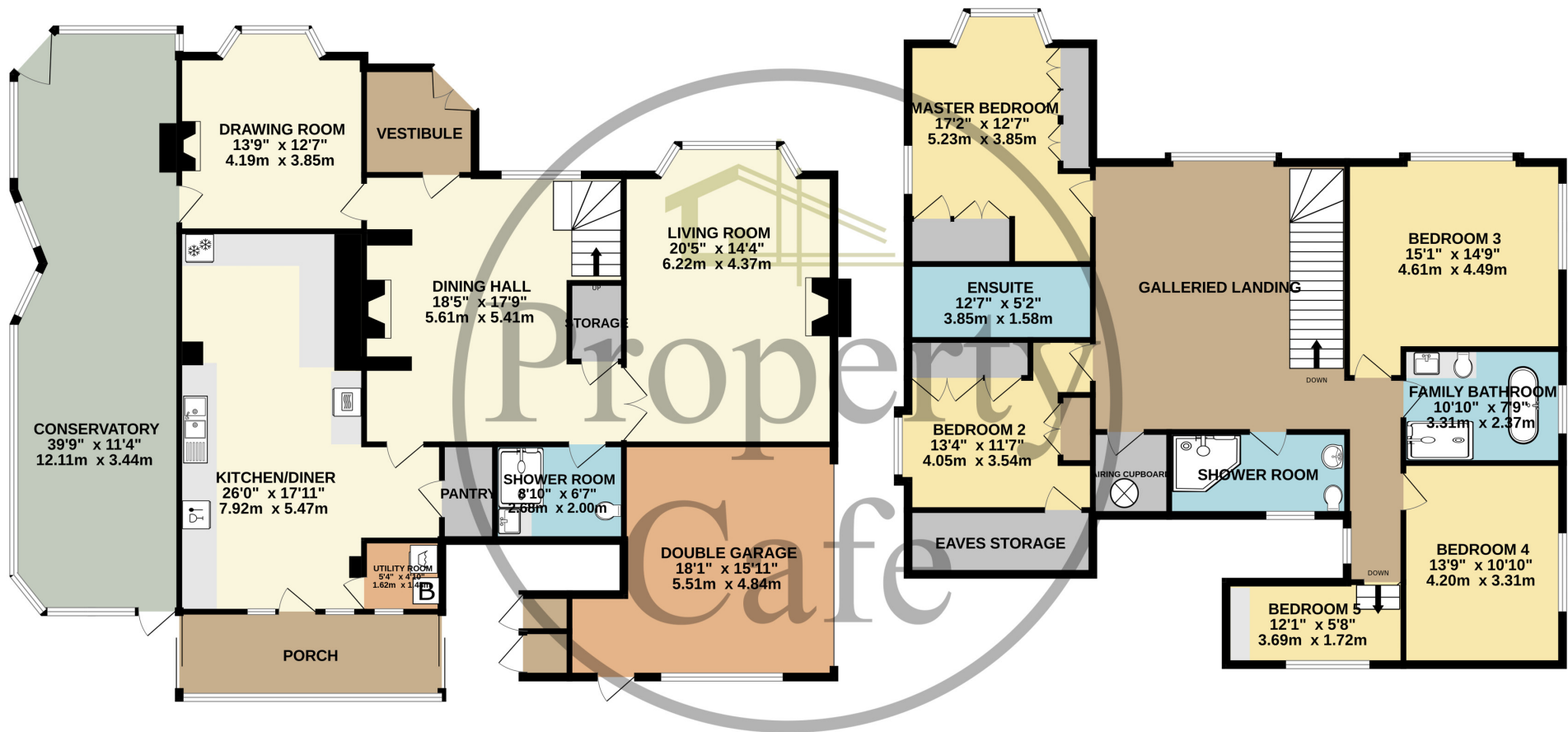


The Property Cafe Is Delighted To Offer For Sale This Stunning Five Bedroom Detached Tudor Style Circa 1920's Built Family Home. Being situated in the heart of Cooden accommodation & benefits include: An enclosed entrance vestibule * A stunning medieval style dining reception hall with stunning vaulted ceiling and beautiful galleried landing * A separate South facing family reception room with ample space to relax & entertain * An additional family snug-drawing room * An impressive full width kitchen-dining room * A full width conservatory with both living & dining space * Five double bedrooms * Four modern bathrooms * Fully serviced gas central heating * Double glazed widows and doors * Lovely period character features * Herringbone hard wood flooring * Ground floor shower room * Various open fireplaces * latch doors & exposed joinery throughout * Extensive private front and rear gardens * A gated drive way & integral double garage. As the adjacent floor plan & photos will illustrate the property offers spacious accommodation throughout with amazing character features and whilst being well presented offers fantastic additional scope & potential. For additional details or to arrange to view please contact our Bexhill team on 01424 224488



GROUND FLOOR
2047 sq.ft. (190.1 sq.m.) approx.

1ST FLOOR
1449 sq.ft. (134.6 sq.m.) approx.



TOTAL FLOOR AREA : 3496 sq.ft. (324.8 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: 5
Receptions: 4
Council Tax: Band G
Council Tax: Rate 4042.42
Parking Types: Driveway. Garage.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: E (48)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	



A truly unique circa 1920's built Five Bedroom Detached 'Tudor Style' Character Residence located in the heart of Cooden set within a gated drive. Accommodation to include: Five bedrooms, four bathrooms, a stunning dining-reception hall with beautiful galleried landing, four reception rooms, exposed joinery throughout, stunning kitchen/breakfast room with large conservatory & extensive private front and rear gardens, double garage & ample parking. Viewing Highly Recommended: Call Our Bexhill Team On 01424 224488





The property is situated in the heart of Cooden within a few minutes walk of the stunning seafront, Cooden Beach Golf Course, Cooden mainline station and just a short distance from Little Common Village that offers 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.

- Substantial Detached Period Style Home
 - Five Bedrooms & Four Bathrooms
- Stunning Medieval Style Galleried Dining Hall
 - Modern Full Width Kitchen-Diner
- Full Width Conservatory With Lovely Garden View
- An Immaculately Presented Character Home
 - Modern Ground Floor Shower Room
 - Master Bedroom With En-Suite
 - Two Additional 1st Floor Bathrooms
- Large Integral Double Garage
- Gated Drive With Ample Visitors Parking
 - Substantial Rear Garden & Grounds
- Exposed Woodwork & Herringbone Flooring
 - Central Heated & Fully D.Glazed
- A Totally Unique Character Family Home
 - Located In The Heart Of Cooden
- Please Call Our Bexhill Team 01424 224488