



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

57 Hawkhurst Way, Bexhill-on-Sea, East Sussex TN39
£450,000 ^{3SN}
🚗 3 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

The modern detached house in Cooden is located close to the popular village of Little Common, which offers excellent transport links and day-to-day amenities. The house boasts a south-facing rear garden and accommodation including, a spacious entrance hall leading to the dual aspect lounge with a feature fireplace and sliding doors to the rear garden. There are wall and base units in the fitted kitchen, space and plumbing for appliances, as well as a door at the side of the property for accessing the garden. A dining room that is currently used as a fourth bedroom and a cloakroom can also be found on the ground floor. Three well-proportioned double bedrooms and a modern bathroom are located on the first floor. Furthermore, the house has majority upgraded double glazing and is gas centrally heated.



Key Features:

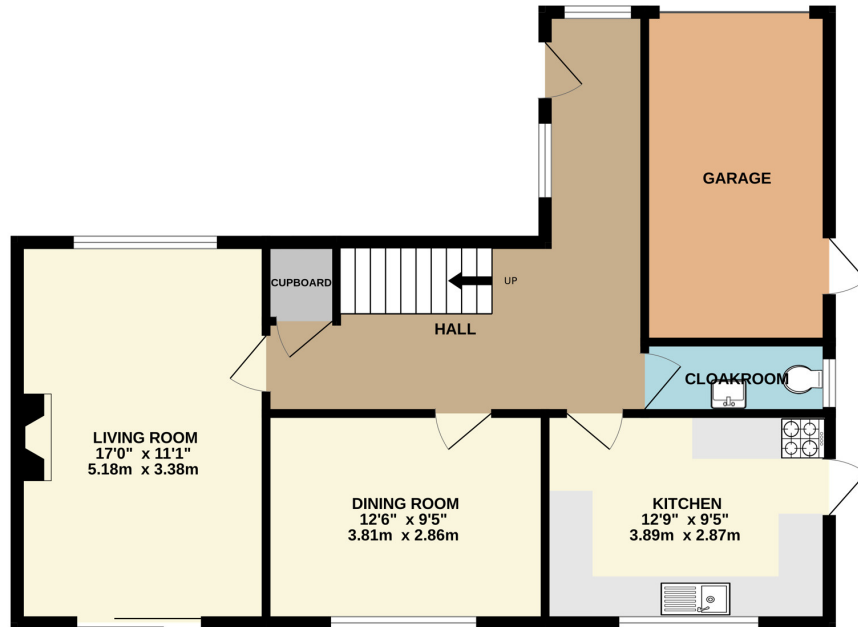
- Detached House
- Two Reception Rooms
- Off Road Parking & Garage
- Gas Central Heating
- Three Double Bedrooms
- South Facing Garden
- Sought After Cooden Location

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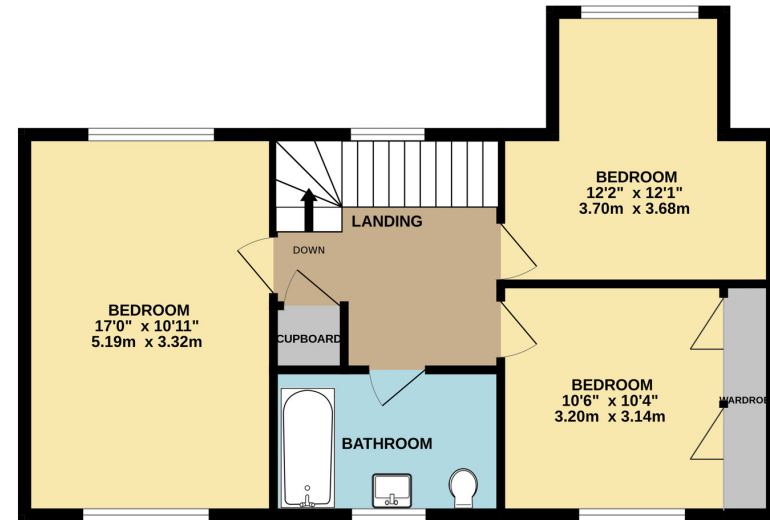
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GROUND FLOOR
743 sq.ft. (69.0 sq.m.) approx.



1ST FLOOR
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq.ft. (125.6 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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 0.6 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.

Exterior

A block-paved driveway provides off road parking for multiple vehicles, with side access. The front garden is mainly laid to lawn with mature shrub and plant borders.

There is a large raised patio area in the south-facing rear garden, ideal for alfresco dining. With a gated access to one side of the property, an outside water tap, and fencing on all sides, the rest of the garden is predominantly laid to lawn with mature plants, shrubs, and hedge borders.

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