



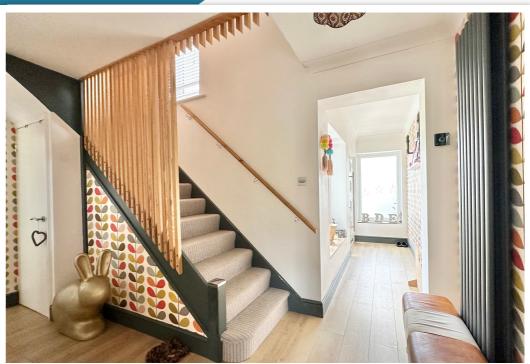
Tel: 01424 233330

57 Hawkhurst Way, Bexhill-on-Sea, East Sussex TN39 £450,000 SSN 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.









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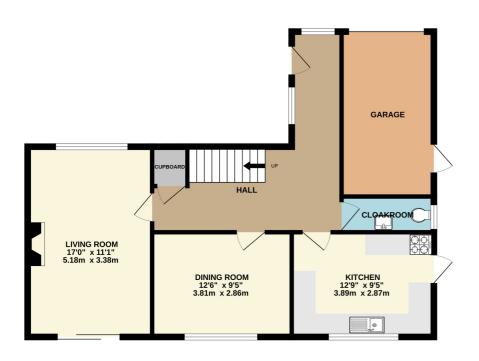
Key Features:

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



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.

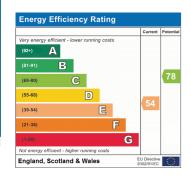
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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The 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.







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≥ 3 Bedroom = 1 Bathroom ≥ 2 Reception



Location

West Bexhill's 'Cooden' location is one of the most soughtafter 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.

