

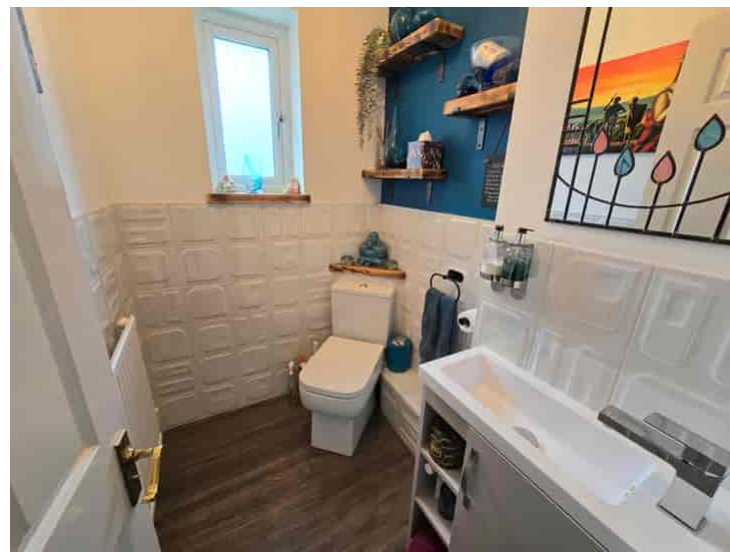


55 Cowdray Park Road, Bexhill-on-Sea, East Sussex, TN39 4EZ
£750,000 - Freehold

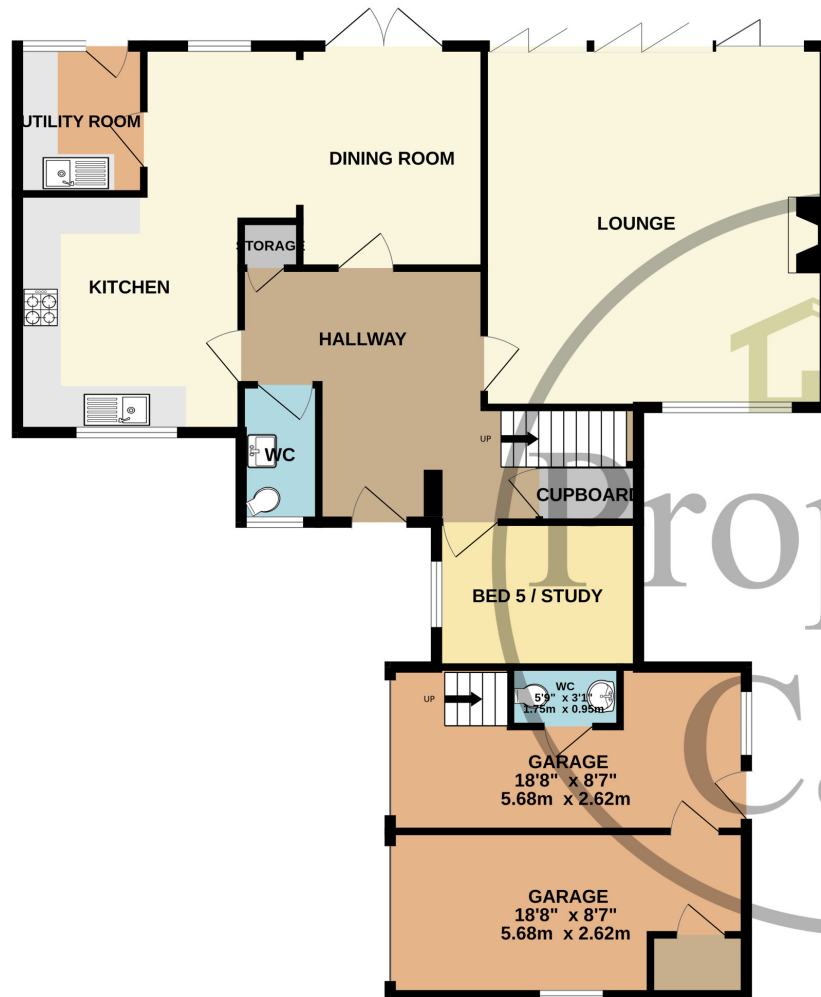




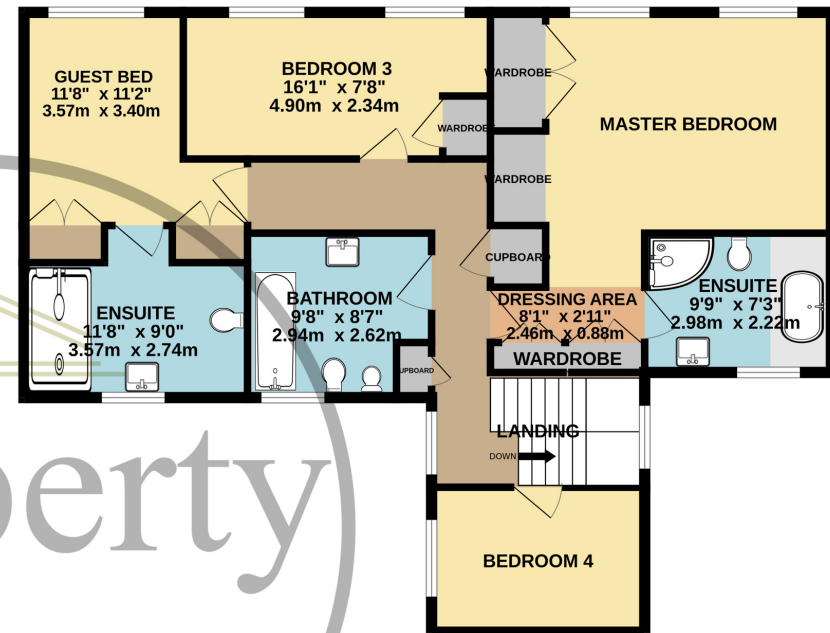
The Property Café is delighted to present for sale this immaculate and exceptionally well-appointed five-bedroom detached family residence. Situated in a sought-after residential area, this executive-style home offers spacious and versatile accommodation, perfectly suited to modern family living and entertaining. Upon entering the property, you are welcomed by an immaculate inner hallway that sets the tone for the quality found throughout the home. From here, you can access the generously proportioned dual-aspect main reception room, which features an attractive open fireplace and contemporary bi-fold doors that open directly onto the West-facing rear garden, flooding the space with natural light. The heart of the home is the modern fitted kitchen, which boasts an extensive range of wall and base units with luxurious granite work surfaces. It is equipped with high-end integrated NEFF appliances, including a dishwasher, microwave, double oven, induction hob, and a convenient Quooker instant boiling water tap. A separate utility room provides additional granite surfaces, further cabinetry, and space for all essential white goods, enhancing both practicality and style. Also on the ground floor, there is a cloakroom with WC and a versatile study or fifth bedroom, offering flexibility for guests, working from home, or multi-generational living. Upstairs, a bright and spacious landing provides access to four well-proportioned bedrooms. The luxurious master suite benefits from extensive built-in wardrobes, a private dressing room, and a modern en-suite bathroom. The guest bedroom also enjoys its own en-suite, while the remaining two bedrooms are served by a contemporary four-piece family bathroom, finished to a high standard. As you will note to the rear there is a lovely West facing garden with a sunny open aspect, full width Indian Stone Patio Area, an additional lower patio with outside kitchen facilities & substantial garden lodge. This exceptional property combines elegant design with practical family living, offering a truly luxurious lifestyle in a prime location. Early viewing is highly recommended to fully appreciate all that this remarkable home has to offer.



GROUND FLOOR



1ST FLOOR



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: 2
Council Tax: Band F
Council Tax: Rate 3686.72
Parking Types: Driveway.
Heating Sources: Central. Gas.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



The property is situated within the quiet outskirts of Little Common Village which is fortunate to have 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 service 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.





Externally, to the front, there is an extensive private driveway and an outside tap, with secure gated access to the rear. The detached garages, currently used as workshops, are split over two floors and are fully powered. The ground floor includes storage cupboards, work surfaces, and a cloakroom, while the first floor offers an ideal home office space with an abundance of power points and generous desk space. To the rear there is a lovely West-facing garden that is a standout feature, thoughtfully landscaped and predominantly laid to lawn with an expansive sun terrace/patio that provides a perfect setting for outdoor dining, while a lower-level outdoor kitchen area features marble worktops and space for a fridge. The garden also benefits from three external water taps, multiple power points, a garden shed, and a beautifully designed Dunster House log cabin. This log cabin is fitted with app-controlled lighting, space for a fridge/freezer, a sink with hot and cold water supply, and a bespoke bar with seating—ideal for entertaining family and friends. Additionally, there is a side garden area with direct access to the garage.

- Five Bedroom Executive Detached House
 - Immaculate & Modern Throughout
 - West Facing Lounge With Bi-Fold Doors
- Master Bed With En-Suite & Fitted Wardrobes
 - Guest Bedroom With En-Suite
 - Ground Floor Study / Bedroom 5
- Bespoke Fitted Kitchen / Separate Utility Room
 - Central Heated & Fully Double Glazed
 - Immaculate Hall & Ground Floor W.C

- Full Width West Facing Patio Area
- Lower Patio With Garden Kitchen Area
- Timber Built Garden Lodge (Power & Light)
 - Lovely 'Open Aspects' To The Rear
 - Ample Off Road Parking Space
- Double Garage With Converted Loft Space
- (Garage Used As Secure Workshop Space)
- Situated In A Highly Sought After Location