

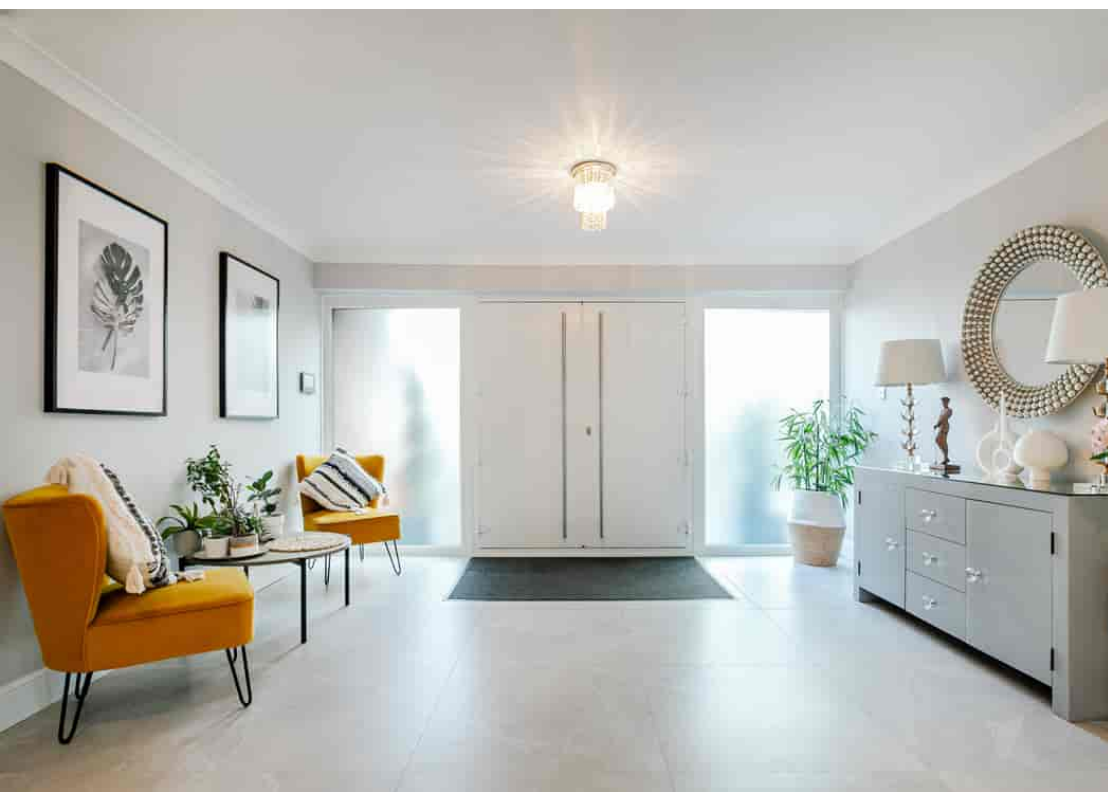


106 Cooden Sea Road, Bexhill-on-Sea, East Sussex, TN39 4RW

(Guide Price £900,000 to £950,000) A Stunning Family Home Close To Cooden Beach (Offers In The Region Of) £900,000

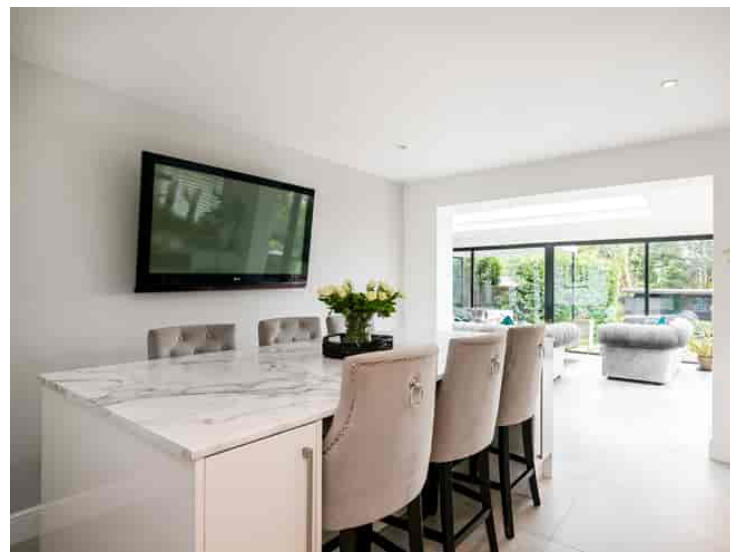
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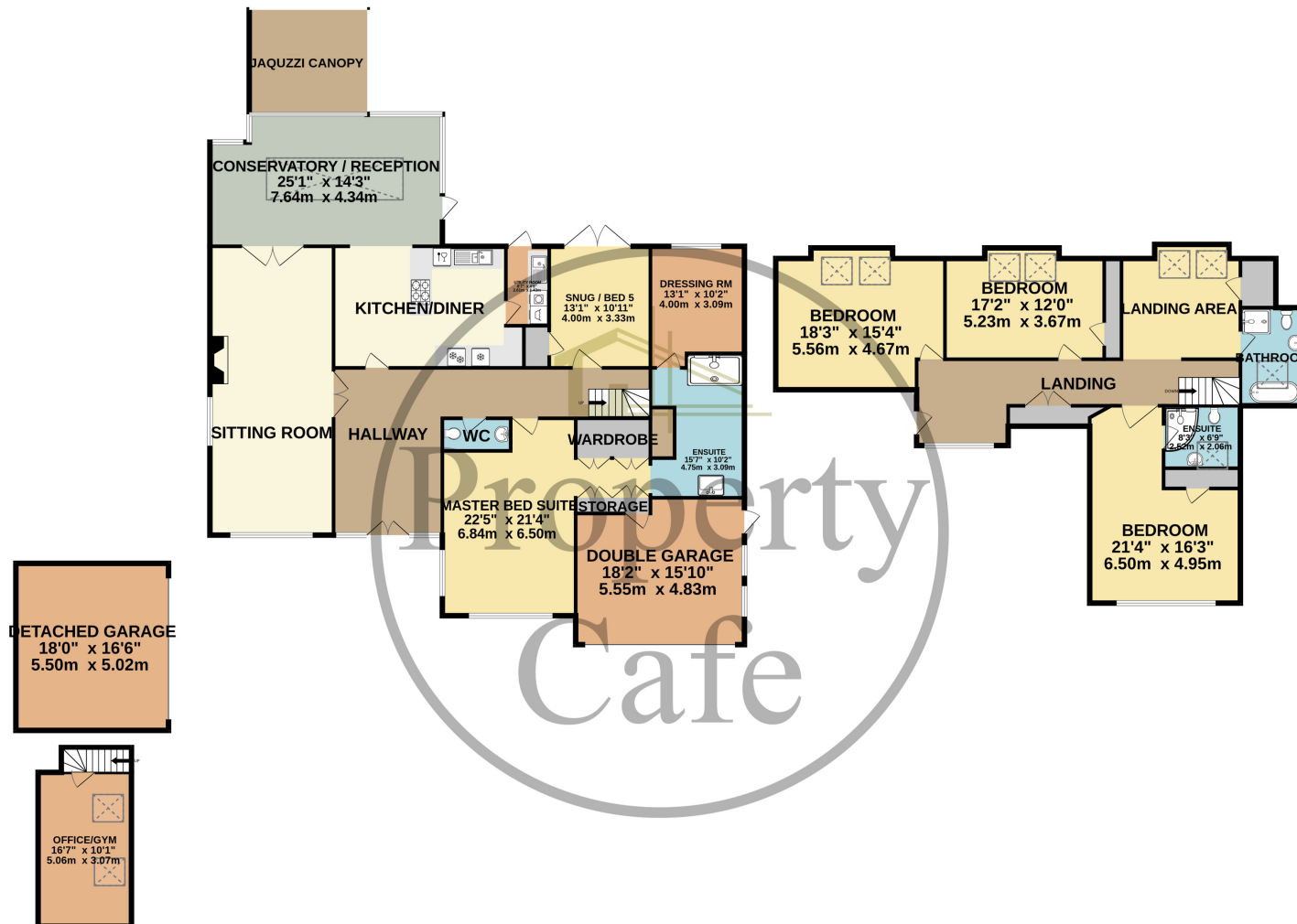


The Property Cafe is delighted offer for sale this stunning Chalet style property. The property spans over 4000 sq ft and features five double bedrooms, including a magnificent master suite with an en-suite shower room and a dressing room. A grand entrance hallway sets the tone for the spacious interior & leads to a large front to back living room, a kitchen dining room and an additional reception room with full-length glass windows overlooking the garden & feature ceiling lantern. Entertainment is taken to the next level with a snug/cinema room for the perfect for cosy nights in, (alternatively this room could be used as a fifth double bedroom). On the first floor there are three very spacious double bedrooms, the main guest bedroom with an en-suite & beautiful family bathroom. The spacious landing area offers ample space for a relaxing reading nook or indeed an office area. Externally the property offers a secure gated driveway providing parking for several vehicles, a double carport, an integral double garage, a timber-built workshop and a substantial secure detached double garage with electric roller doors and office/gym above. The garden & grounds feature a covered jacuzzi area, patio and a bespoke garden room (ideal for a home office or a tranquil retreat). Located within walking distance to Cooden Beach, the golf club, the train station, Little Common village, and the Cooden Beach Hotel and Tennis Club, this property offers the perfect blend of luxury and convenience. Don't miss the opportunity to make this exquisite property your new home!



GROUND FLOOR  
3101 sq.ft. (288.1 sq.m.) approx.

1ST FLOOR  
1304 sq.ft. (121.2 sq.m.) approx.




TOTAL FLOOR AREA : 4405 sq.ft. (409.3 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:** 3  
**Council Tax:** Band F  
**Council Tax:** Rate 3686.72  
**Parking Types:** Driveway.  
**Heating Sources:** Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** C (69)  
**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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales <span style="float: right;">             EU Directive 2002/91/EC              </span>		



The Property Cafe is delighted to offer for sale : An immaculate five double bedroom family home offering stunningly presented & versatile accommodation to include: An impressive inner entrance hall \* Beautifully presented reception rooms to include: A 31ft dual aspect principle reception room \* A family snug/cinema room (Bed 5) \* A spacious extended dual aspect reception room over looking the rear garden with feature ceiling lantern \* Open plan dining area \* Lovely modern open plan kitchen area \* A Stunning Master bedroom suite with dressing room & stunning en-suite \* Spacious first floor landing area \* Three immaculate first guest bedrooms (one en-suite) \* Bespoke family bathroom. Externally: A secure gated entrance with double car port & ample parking \* A spacious integral double garage \* An additional detached double garage complex with remote roller doors & with home office/gym above \* Bespoke garden room & covered jacuzzi area \* Located in a highly sought after Cooden location \* Walking distance to Little common Village \* Close to Cooden Station & Beach \* Viewing highly recommended call The Property Cafe on 01424 224488





The property is situated within easy reach of both Cooden Beach & 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 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.

- A Stunning Five Bed Detached Family Home
  - Impressive inner entrance hall
  - Main 31ft dual aspect reception
- Master bedroom suite with en-suite and separate dressing room
- Stunning master bedroom suite with dressing area & private en-suite
  - Three immaculate first guest bedrooms
    - Family snug / cinema room
- Beautiful extended reception with ceiling lantern
- Lovely open plan style accommodation
- Bespoke garden room & covered jacuzzi area
- Secure gated drive & entrance with double car port
- Spacious integral double garage with remote door
- Separate detached double garage with home office / gym above
  - Highly sought after Cooden location
- Walking distance to Little common Village
  - Close to Cooden Station & Beach