




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

6 Tangmere Close, Bexhill-on-Sea, East Sussex TN39
£519,950 ^{3SL}
4 Bedroom 1 Bathroom 2 Reception



AT A GLANCE...

This modern detached house is well positioned within a peaceful cul-de-sac in the highly sought-after Cooden area, just one mile from the amenities of Little Common village. The property benefits from a west-facing rear garden and an abundance of natural light throughout.

An enclosed porch opens into a generously proportioned and welcoming entrance hall. The contemporary fitted kitchen offers a range of modern wall and base units complemented by compact laminate surfaces, along with an integrated double oven, induction hob, and space for additional appliances.

The spacious dual-aspect lounge/dining room enjoys views over the rear garden and features a fireplace, a door providing direct garden access, and ample space for both living and dining furniture. Further ground floor accommodation includes a separate utility room with space and plumbing for appliances, as well as a cloakroom.

On the first floor, a spacious landing leads to four well-proportioned bedrooms, three of which benefit from fitted wardrobes. The family bathroom is complemented by a separate adjacent WC. Additional benefits include a large insulated loft space, double glazing throughout, and gas central heating. To fully appreciate all that this fantastic home has to offer, early viewing is highly recommended!

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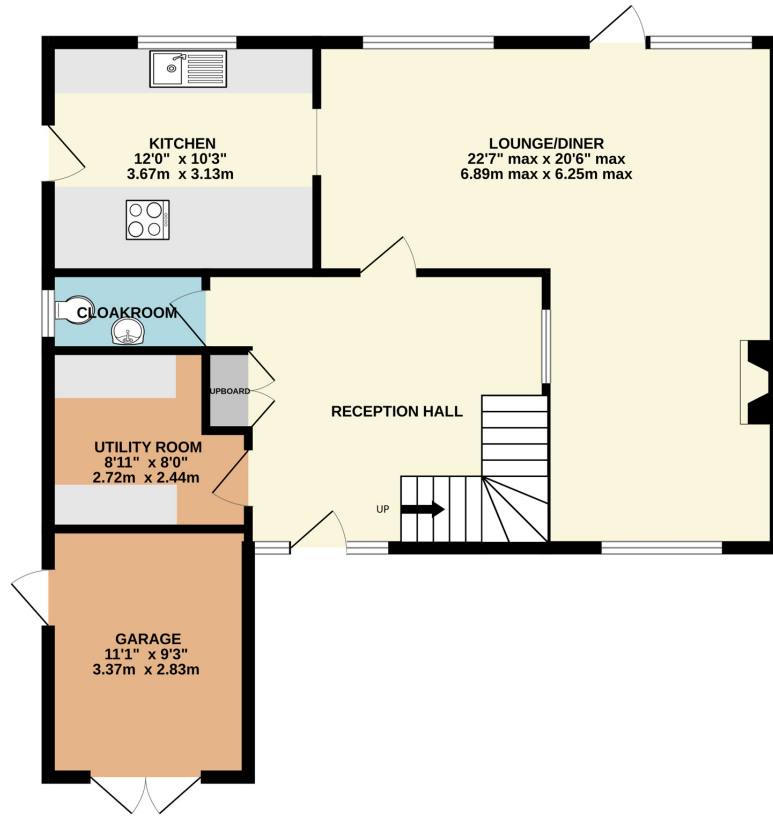


Key Features:

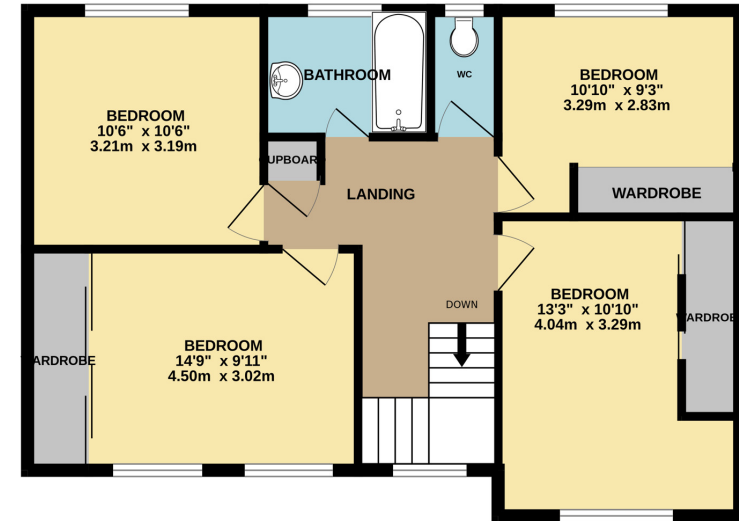
- Modern Detached House
- Modern Fitted Kitchen & Separate Utility Room
- Open Plan Living Room & Dining Room
- Ofsted Rated Outstanding Primary School A Mile Away
- Quiet Cooden Cul-De-Sac Location
- West Facing Garden
- Off Road Parking & Garage
- Close To Transport Links


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GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



1ST FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 1495 sq.ft. (138.9 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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Exterior

To the front, the property benefits from a driveway providing off-road parking for two vehicles, alongside a low-maintenance garden. Gated side access leads to the rear garden and there is entry to the garage via double doors.

The west-facing rear garden is predominantly laid to lawn and features a patio area, perfect for alfresco dining. Additional benefits include outdoor power and water supply, as well as well-stocked, mature plants and shrubs, a garden shed and new fencing creating an attractive outdoor space.

Location

The property is ideally located within the highly sought-after Cooden area of West Bexhill. Nearby attractions include Cooden Beach and the popular village of Little Common, which offers a range of independently owned day-to-day shops, including a Tesco Express, along with a doctors' surgery, dentist, and Little Common Primary School, currently rated Outstanding by OFSTED. Cooden Beach railway station is conveniently located approximately 0.4 miles away, providing excellent transport links, while Cooden Beach Golf Club and the beach itself are also close at hand. Bexhill town centre is just 1.8 miles away and offers a range of shopping and leisure facilities, scenic seafront promenades, and a mainline railway station with direct routes to Hastings, Brighton, London Gatwick, and London Victoria.

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