




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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£620,000 180 Cooden Drive, Bexhill-on-Sea TN39 3AH
🛏️ 4 Bedroom 🚿 2 Bathroom 🛋️ 3 Reception



AT A GLANCE...

Situated in the highly sought-after Cooden area, just under 450 yards from the beach at Beaulieu Road, this charming extended detached home beautifully combines character features with modern fixtures and fittings, offering spacious and versatile accommodation throughout.

The property benefits from a variety of reception spaces, providing flexibility of layout, together with off-road parking, a garage, and attractive gardens to both the front and rear.

The well-proportioned accommodation begins with a welcoming reception hall leading into a spacious dual-aspect living room, complete with a log burner and a front extension that creates a cosy snug area. The modern fitted kitchen features matching wall and base units, complemented by a central island. It benefits from an integrated double oven and warming drawer, induction hob, and space for additional appliances. The kitchen flows seamlessly into the dining room and a separate breakfast area, creating an impressive open-plan arrangement. The ground floor also offers a further versatile reception room which could be used as an additional bedroom, conveniently located adjacent to a modern fitted shower/sauna room, as well as a separate cloakroom.

Upstairs, the first floor comprises four well-proportioned bedrooms and a family bathroom suite. Access is also available to a large, partially boarded loft space, offering excellent additional storage.

Further benefits include gas central heating, bespoke double glazing, and underfloor heating within the extended ground floor areas. To fully appreciate the property's excellent location and the accommodation on offer, early viewing is highly recommended.

180 Cooden Drive, Bexhill-on-Sea, East
Sussex, TN39 3AH

 4 Bedroom  2 Bathroom  3 Reception



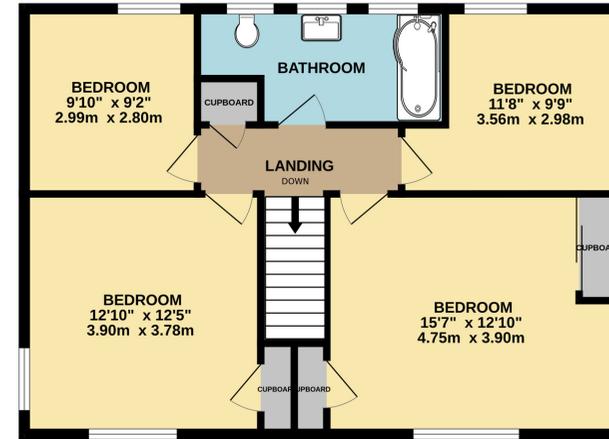
Key Features:

- Charming Detached House
- Four Bedrooms
- Off Road Parking & Garage
- Under 450 Yards To The Beaulieu Road Beach
- Variety Of Reception Space
- Two Bathrooms
- Highly Desirable Cooden Location

GROUND FLOOR
1368 sq.ft. (127.1 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA : 2076 sq.ft. (192.9 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	71	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

The property is well located a short distance to Cooden Beach. The beach at Beaulieu Road is just 450 yards away and Cooden Beach Golf Club, Cooden Beach train station is within very close proximity offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Little Common Village is just 1.3 miles away with a range of independently owned shops, Doctors surgery, Dentist and Tesco Express. Bexhill Town Centre is just over a mile away.

Exterior

The property benefits from a driveway, carport, and garage providing extensive off-road parking.

The rear garden enjoys a peaceful, natural feel, with a charming, slightly wild character that creates a tranquil outdoor setting. The garden features a summer house, garden shed, bike shed, and a small pond, along with convenient side access to the front of the property.

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4 Bedroom 2 Bathroom 3 Reception