



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

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£545,000

18 Cowdray Park Road, Bexhill-on-Sea TN39 4ND  
3 Bedroom 1 Bathroom 2 Reception



## AT A GLANCE...

This immaculate detached home is ideally positioned in the highly sought-after area of Little Common, just a short distance from the village's amenities. The property is filled with natural light and offers well-proportioned accommodation throughout.

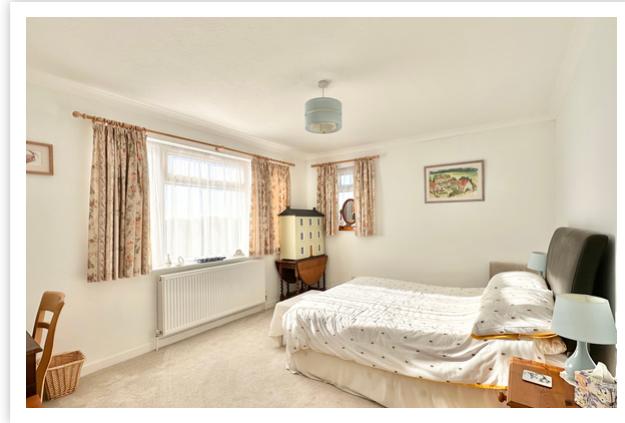
A welcoming entrance hall leads to the spacious triple-aspect living room, featuring an attractive open fireplace and direct access to the rear garden. The modern fitted kitchen is well equipped with matching wall and base units topped with complementary work surfaces, and includes an integrated eye-level oven and grill, dishwasher, and fridge/freezer. A door from the kitchen opens into a useful utility lobby, providing access to the integral garage and side of the property. In addition, there is a separate dining room and a convenient ground-floor cloakroom.

To the first floor, the landing leads to three generously sized double bedrooms, all benefiting from built-in wardrobes, along with a contemporary four-piece family bathroom.

Further benefits include double glazing and gas central heating powered by a regularly serviced boiler. To fully appreciate all that this exceptional property has to offer, early viewing is highly recommended.

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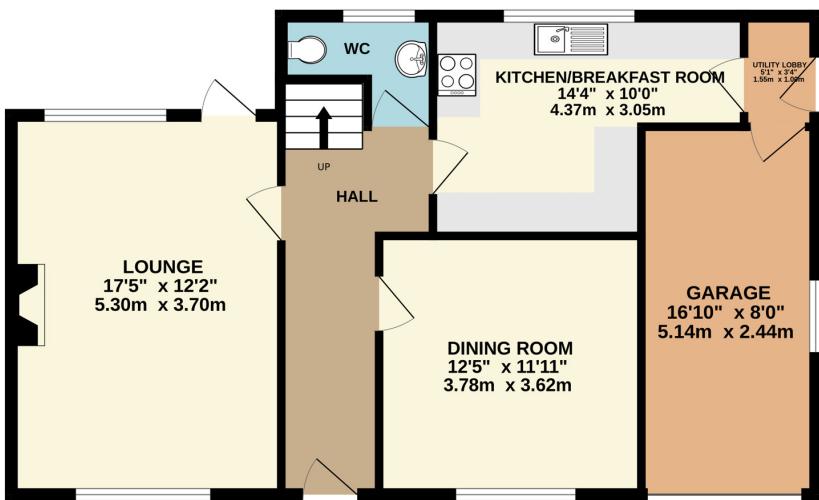
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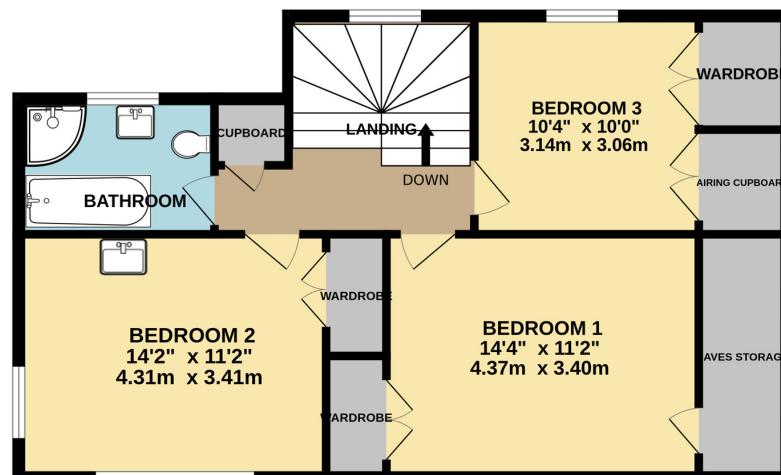
### Key Features:

- Generously Sized Detached House
- Modern Fitted Kitchen
- Popular Little Common Location
- Two Reception Rooms
- Three Double Bedrooms
- Modern Four-Piece Bathroom Suite
- Off Road Parking & Garage
- Attractive Rear Garden

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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### Exterior

At the front of the property, you'll find a low-maintenance garden and convenient off-road parking. The garage features an electric roller door as well as internal access for added ease.

The stunning rear garden is predominantly laid to lawn and complemented by a variety of well-established shrubs, trees, and plantings. Additional features include a charming summerhouse, a pond, a garden shed, a greenhouse and a patio area—perfect for alfresco dining and relaxing outdoors.

### Location

The property is situated in Little Common, West Bexhill. Close by is a small every day convenience store and community bus stop. The village itself offers a range of well-regarded, independently owned day-to-day shops as well as a Tesco Express. You will find a doctor's surgery, Dentist, and transport links. The sought-after Little Common Primary School is also located in the village, currently rated as 'Outstanding' on the recent Ofsted report.

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