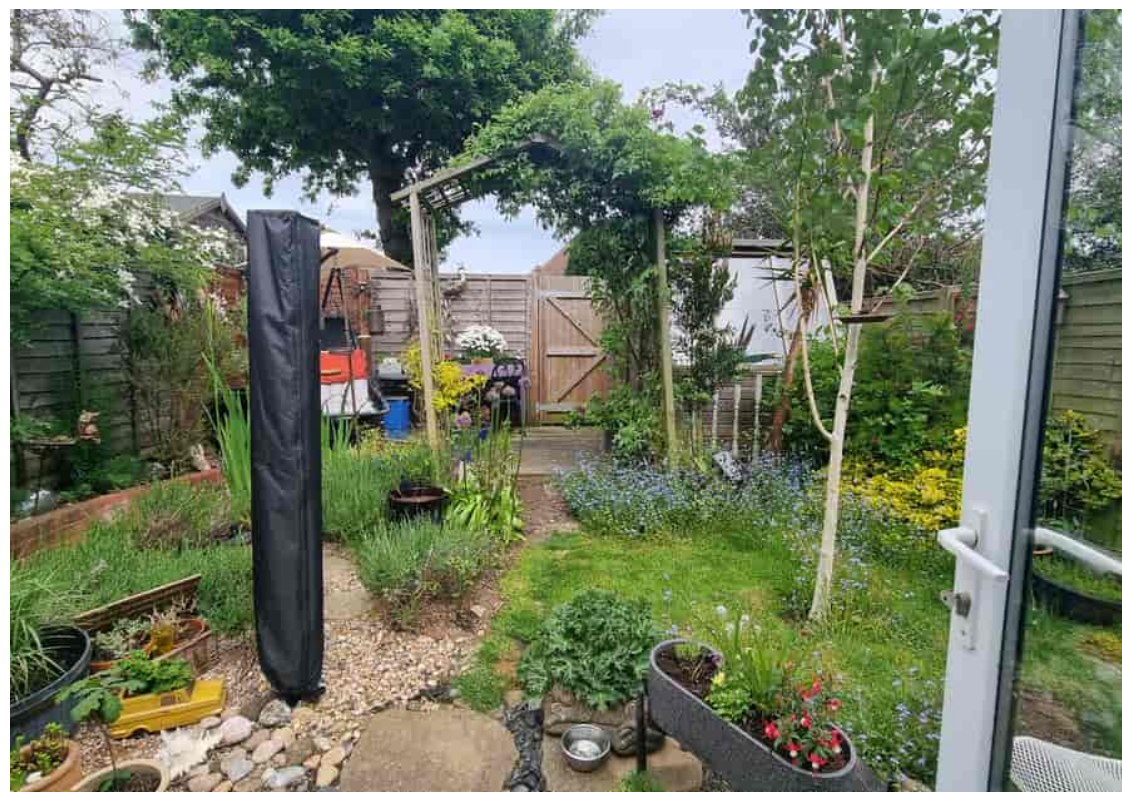




40 Jarvis Brook Close, Bexhill-on-Sea, East Sussex, TN39 3UQ

A Spacious & Modern Three Bedroom Family Home In Sought After Cooden Location £349,950



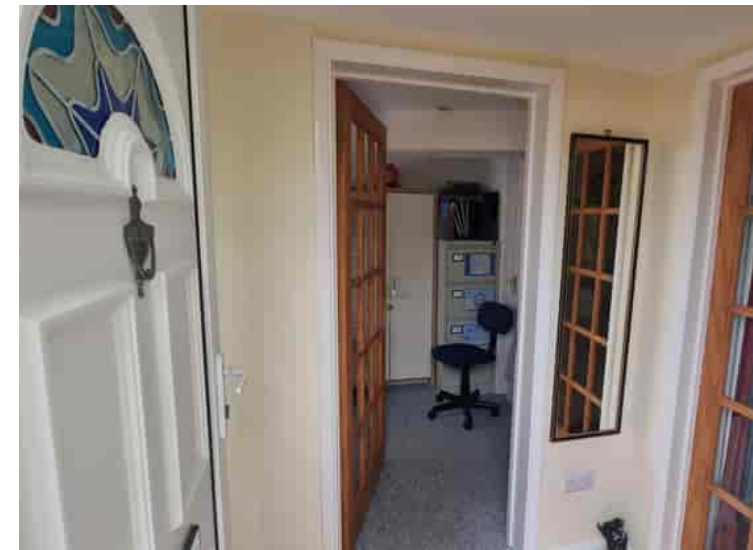






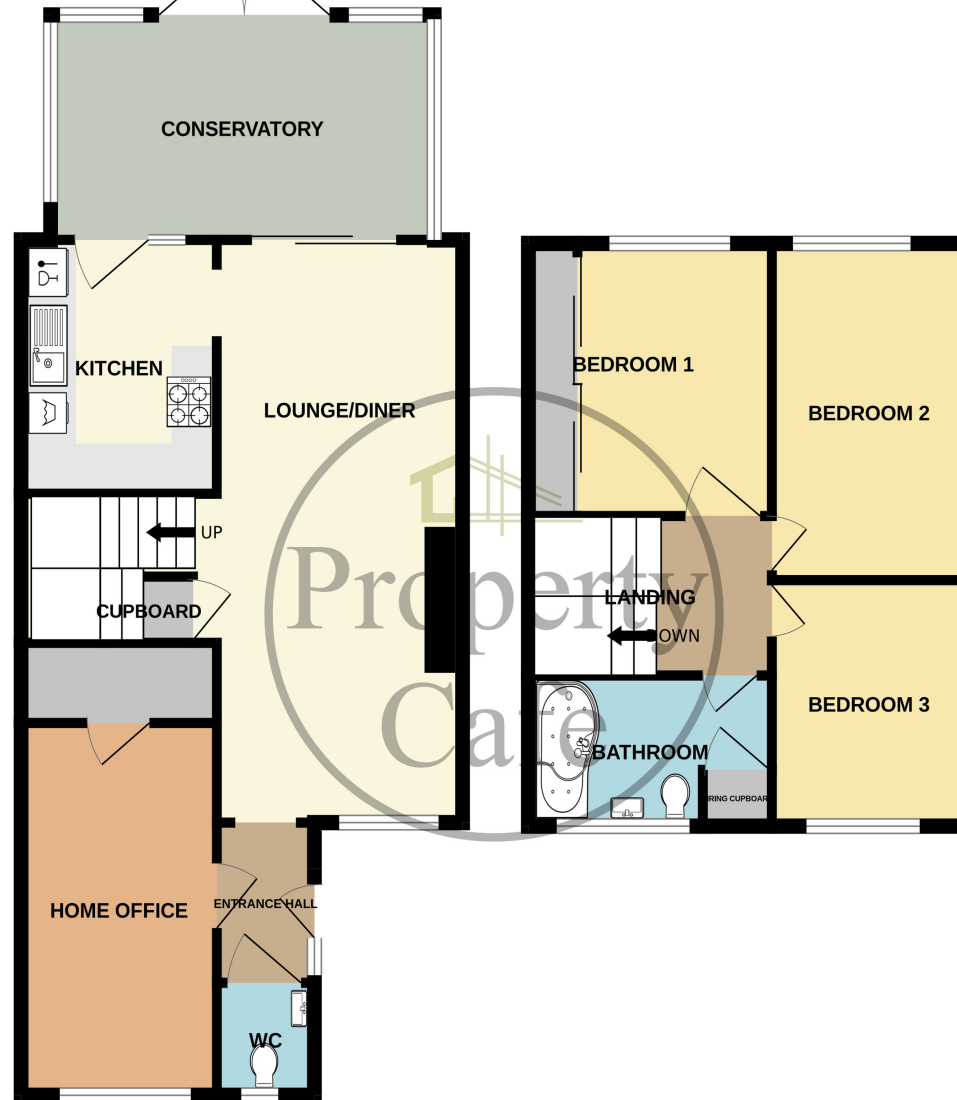
The Property Cafe is delighted to offer for sale this Modern Three Bedroom Mid-Terrace Family Home situated in a sought after cul-de-sac location in the heart of Cooden. Accommodation & Benefits include: A Secure Double Glazed Entrance Door With Inner Hall \* Well Presented & Spacious Throughout \* Three First Floor Bedrooms \* A Spacious Dual Aspect Lounge-Diner \* Fitted Kitchen & Modern Bathroom \* Home Office / Study \* Central Heated & D.Glazed Throughout \* Ground Floor Cloakroom / W.C \* Full Width UPVC Conservatory \* Pleasant Rear Garden \* Neutral Decor & Colour Scheme \* Off Road Parking To The Front \* Sought After Cooden Location \* Viewing Highly Recommended.

Location: The property is situated within walking distance to 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. Please Call Our Sales Team On 01424 224488



GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.

1ST FLOOR  
388 sq.ft. (36.1 sq.m.) approx



TOTAL FLOOR AREA : 1035 sq.ft. (96.1 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.

Made with Metropix ©2023







The Property Cafe is delighted to offer for sale this Modern Three Bedroom Mid-Terrace Family Home situated in a sought after cul-de-sac location in the heart of Cooden. Accommodation & Benefits include: A Secure Double Glazed Entrance Door With Inner Hall \* Well Presented & Spacious Throughout \* Three First Floor Bedrooms \* A Spacious Dual Aspect Lounge-Diner \* Fitted Kitchen & Modern Bathroom \* Home Office / Study \* Central Heated & D.Glazed Throughout \* Ground Floor Cloakroom / W.C \* Full Width UPVC Conservatory \* Pleasant Rear Garden \* Neutral Decor & Colour Scheme \* Off Road Parking To The Front \* Sought After Cooden Location \* Viewing Highly Recommended \* Call Our Sales Team On 01424 224488







At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Three Bedroom Mid-Terrace Home
  - Well Presented & Spacious Throughout
    - Three First Floor Bedrooms
    - Spacious Lounge-Diner
  - Fitted Kitchen & Modern Bathroom
    - Home Office / Bedroom 4
  - Central Heated & D.Glazed Throughout
- Ground Floor Cloakroom / W.C
  - Full Width UPVC Conservatory
    - Pleasant Rear Garden
  - Neutral Decor & Colour Scheme
  - Off Road Parking To The Front
  - Sought After Cooden Location
  - Viewing Highly Recommended

[www.propertycafe.co](http://www.propertycafe.co)



01424 224488