



Cooden Close, Bexhill-on-Sea, East Sussex, TN39 4TQ  
Immaculate & Exclusive Three Bedroom Detached House In Cooden £725,000





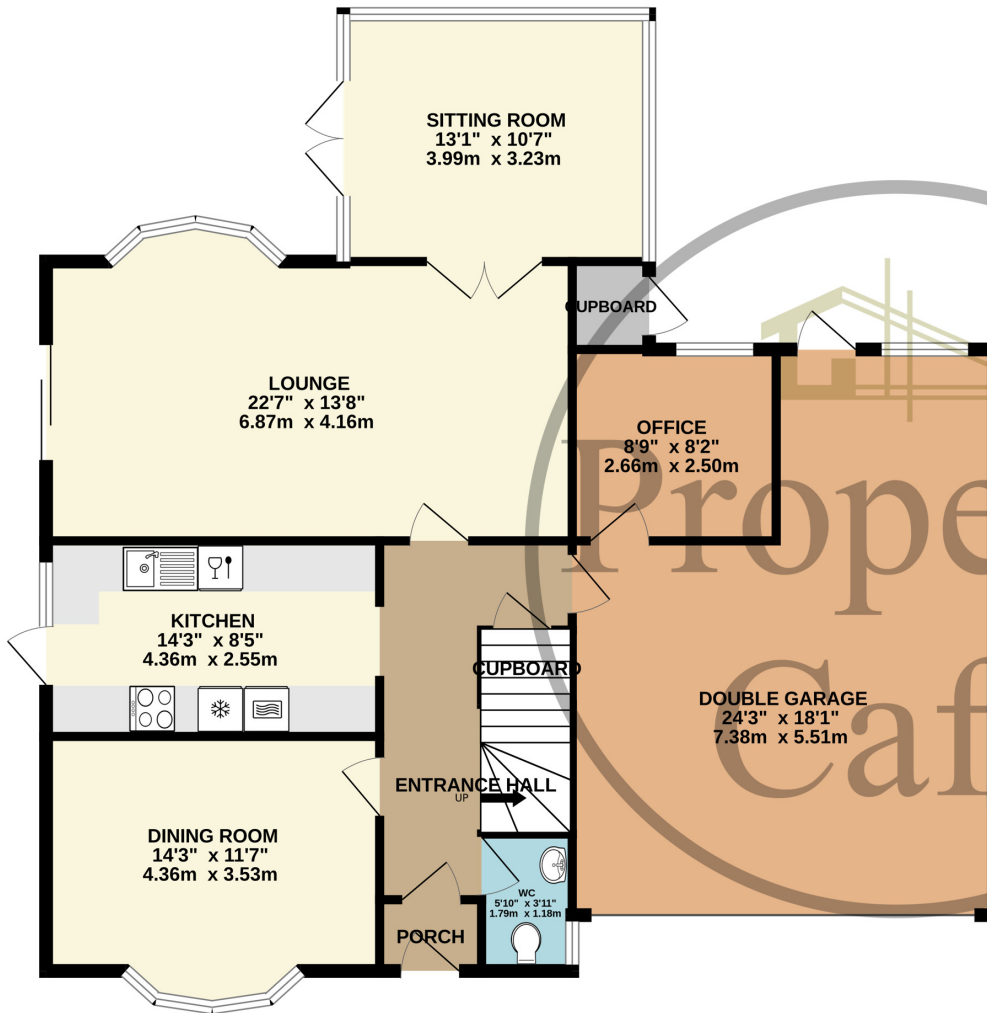




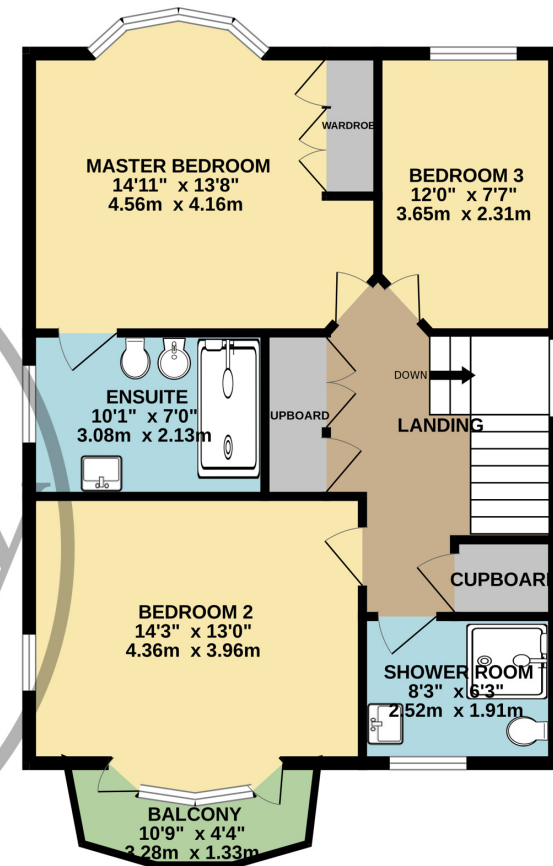
Property Cafe are delighted to present to the market this exclusive three bedroom detached family home for sale in an extremely sought after Cooden location. Accommodation and benefits include; An entrance porch; Inner hallway giving access to all ground floor rooms and storage cupboard; Spacious lounge spanning the width of the house with sliding doors leading to a secluded decked seating area of the garden; A second sitting room via an extension off the rear with french doors overlooking the lawn; Separate dining room adjacent to the kitchen; Modern fitted kitchen with ample cupboard & worktop space finished to a high spec with integrated appliances including, electric oven, plate warmer, double height fridge, induction hob and dishwasher; Ground Floor WC. The 1st floor comprises of three well proportioned bedrooms; The master boasting westerly far reaching views, fitted wardrobes and spacious en-suite shower room consisting of double walk-in shower, WC, wash basin & bidet; The second bedroom overlooking the front of the property also benefits from doors leading to a balcony; Family shower room and further storage cupboards off the landing. Externally this property offers a large double garage with electric up & over door and plumbing in place to be used as a utility area; Separate office space with a pleasant outlook; Off-road parking for several vehicles and a wrap around garden due to its corner plot giving separate areas of garden great for different seating & entertaining spaces. The house is offered for sale in excellent condition throughout having been finished to a high standard, with gas central heating and double glazing. We recommend you view at your earliest convenience.



GROUND FLOOR  
1290 sq.ft. (119.9 sq.m.) approx.



1ST FLOOR  
702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 1992 sq.ft. (185.1 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.  
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At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.







The property is situated within the popular and sought after Cooden area of Bexhill; Walking distance to Cooden train station, golf course, Cooden Beach Hotel and Little Common village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Three Bedroom Exclusive Detached Cooden Home For Sale
  - Modern Fitted Kitchen With High Spec Finish & Appliances
    - Ground Floor WC
  - Master Bedroom With En-Suite and Far Reaching Westerly Views
    - Modern Fitted Family Shower Room
  - Large Double Garage & Off-Road Parking For Several Vehicles
- Large Corner Plot With Substantial Private Gardens
    - Separate Office
    - West Facing Rear garden
    - Sought After Cooden Location
    - Viewing Highly Recommended

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