



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

6 Monterey Gardens, Bexhill-on-Sea, East Sussex TN39  
**£525,000** <sup>3SY</sup>  3 Bedroom  1 Bathroom  2 Reception



## AT A GLANCE...

Located in the highly desirable Cooden area, this deceptively spacious bungalow is just 0.7 miles from the popular village of Little Common. As a result of its south-facing orientation, the bungalow has an abundance of natural light, as well as accommodation that includes; A spacious lounge with a central gas fireplace and surround. The lounge is open plan with dining room and has French doors opening out to the rear garden terrace. The fitted kitchen features a range of matching wall units, base units and integrated appliances including an eye-level oven, hob, extractor fan, fridge/freezer, dishwasher, a pull-out larder cupboard, and a separate utility room. The bungalow has two double bedrooms, one with a double aspect and views of the garden and the other with fitted bedroom furniture. There is a good-sized single bedroom and a fitted shower room. Furthermore, the property benefits from a cloakroom, a large loft space, gas central heating via a 'Worcester Bosch' combi boiler, completely overhauled in 2019 and the bungalow is double glazed throughout.



### Key Features:

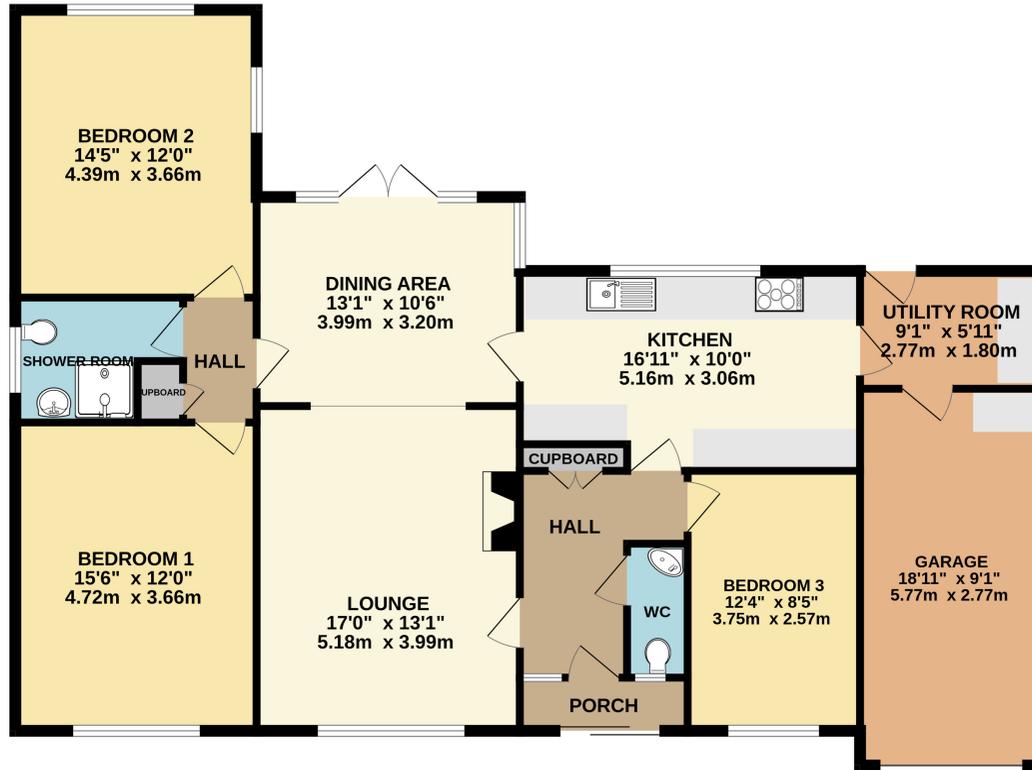
- Deceptively Spacious Detached Bungalow
- Three Bedrooms
- South Facing Garden
- Separate Utility Room
- Desirable Cooden Location
- Two Reception Rooms
- Off Road Parking & Garage
- Double Glazing & Gas Central Heating

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GROUND FLOOR  
1395 sq.ft. (129.6 sq.m.) approx.



TOTAL FLOOR AREA: 1395 sq.ft. (129.6 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Outside

There is an area of lawn with a selection of well-established plantings and a block-paved driveway. Access is available into the garage via an up & over door where you will find both power & light. The rear garden is south-facing and predominantly laid to lawn. There is a summerhouse, garden shed and a pond with a water feature. The large patio area is ideal for alfresco dining, there is an outdoor water supply and side access to the front of the bungalow.

### Location

The property is situated in the highly sought-after 'Cooden' location in West Bexhill. Close by you will find Cooden Beach and the village of Little Common, offering a range of Independently owned day-to-day shops including a Tesco Express, Doctors Surgery, Dentist, and Little Common Primary School, currently rated as 'Outstanding' by OFSTED. The closest Train station is Cooden Beach, located just 0.6 miles away along with Cooden Beach Golf Club and the beach at Cooden. Bexhill Town Centre is just 1.4 miles away with it's iconic seafront promenades, Mainline Railway

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