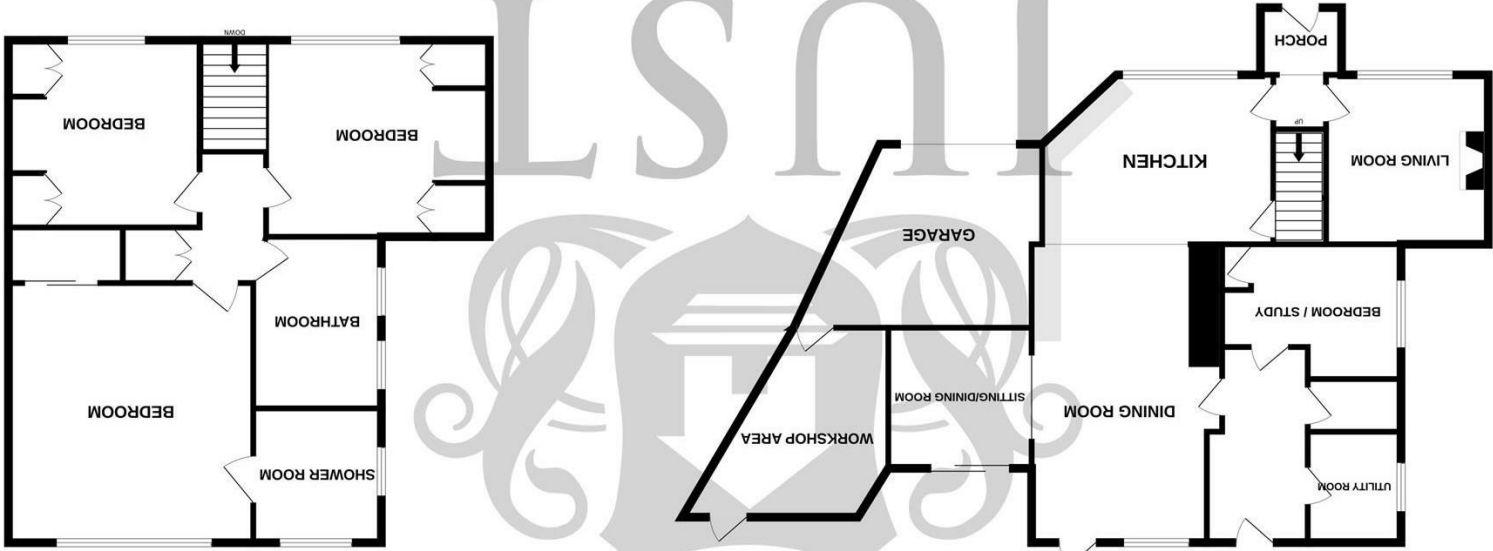




England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Very energy efficient - lower running costs	(92 plus)
	A	(81-91)
	B	(69-80)
	C	(55-68)
	D	(39-54)
	E	(21-38)
	F	(1-20)
Not energy efficient - higher running costs		
G		
Current		
Potential		
85		
61		



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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116 Cooden Sea Road, Bexhill-On-Sea, TN39 4RW

FLOORPLANS

www.justproperty.net



4 Bedrooms 3 Receptions 2 Bathrooms 1517.71 sq ft

116 Cooden Sea Road, Bexhill-On-Sea, TN39 4RW

Freehold

£680,000





Freehold

£680,000



4 Bedrooms

3 Receptions

2 Bathrooms

1517.71 sq ft

PROPERTY DETAILS

Located along the charming Cooden Sea Road in Bexhill-On-Sea, this delightful three/four-bedroom detached cottage, dating back to the 1800s, offers a unique blend of historical character and modern living. Spanning an impressive 1,518 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

The cottage is immaculately presented throughout, showcasing its original features while incorporating contemporary comforts. The well-appointed open plan kitchen and bathrooms enhance the home's appeal, making it a perfect choice for families or those seeking a tranquil retreat by the sea.

One of the standout features of this property is its large rear garden, a private oasis ideal for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh coastal air. Additionally, the property offers two parking space as well as private garage, ensuring convenience for residents and guests alike.

Situated in a highly desirable location, this home is within walking distance to the seafront, allowing for leisurely strolls along the beach, as well as to the quaint Little Common Village, which offers a variety of shops, cafes, and local amenities.

This charming cottage presents a rare opportunity to own a piece of history in a vibrant community, making it an ideal choice for those looking to embrace the coastal lifestyle. Don't miss the chance to make this enchanting property your new home.

To arrange access for a viewing, contact Just Property to see all this wonderful property has to offer in person.

ROOM DIMENSIONS

Off Road Parking Spaces	Stairs Up To First Floor
Porch	Landing
Entrance Hallway	Bedroom 12'2" x 10'7" (3.73 x 3.25)
Living Room 12'1" x 11'10" (3.70 x 3.62)	Bedroom 12'2" x 10'11" (3.73 x 3.34)
Kitchen 12'1" x 11'7" (3.70 x 3.55)	Bathroom
Dining Room 20'8" x 8'2" (6.32 x 2.50)	Bedroom 15'8" x 12'6" (4.79 x 3.82)
Sitting Room 11'2" x 9'6" (3.41 x 2.92)	Shower Room - En-Suite
Utility Room	Storage
Cupboard	External Workshop
Bedroom / Study 9'9" x 9'8" (2.98 x 2.95)	Garage 17'6" x 13'4" (5.34 x 4.07)
	Large Rear Garden

FEATURES

- Stunning 1800s Detached Cottage
- Substantial Rear Garden
- Highly Desirable Cooden Location
- Three/Four Bedrooms
- Walking Distance To Little Common Village
- Three Reception Rooms
- Large Garage & Off Road Parking
- Two Bathrooms
- Call Just Property To Arrange Access
- Viewing Considered Essential



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.