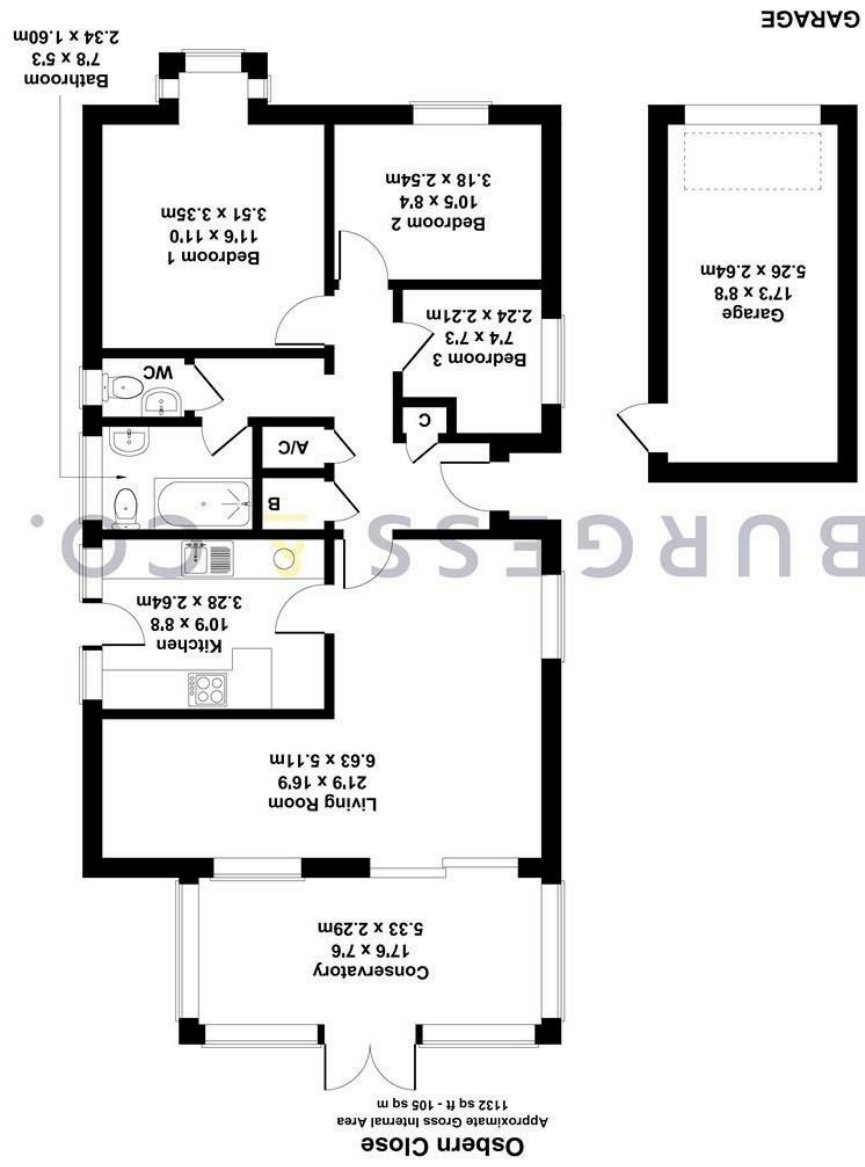




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**BURGESS & CO.** 11 Osbern Close, Bexhill-On-Sea, TN39 4TJ  
01424 222255

Offers In Excess Of  
£475,000 Freehold



01424 222255

Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in a highly sought after quiet residential close in Cooden. Ideally located being a short walk from Cooden beach with hotel, beach, convenience store and golf club. Bus service are nearby and Little Common Village is less than a mile away with various shops and restaurants. Bexhill Town Centre is with 2 miles providing a further array of shopping facilities, restaurants, mainline railway station and the iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a 21'9 L-shaped living/dining room, a 17'6 conservatory, a kitchen, three bedrooms, a family bathroom and a separate cloakroom. The property benefits from double glazing, warm air heating system by way of air vents, ample off road parking, a detached garage, and a charming enclosed rear garden. Viewing is highly recommended to fully appreciate all this property has to offer with sole agents.

**Entrance Hall**

With airing cupboard, fitted cupboard, cupboard housing boiler.

**Living Room**

21'9 x 16'9

With feature gas fire, space for table, serving hatch to kitchen, door to kitchen, double glazed window to the side & rear, double glazed sliding door to the rear leading to

**Conservatory**

17'6 x 7'6

With Indian stone tiles, triple glazed tinted roof with fitted sunshade, double glazed windows, double glazed patio door to the rear garden.

**Kitchen**

10'9 x 8'8

Comprising matching range of wall & base units, granite work surface, inset 1 & 1/2 bowl sink unit, fitted Neff electric hob with extractor hood over, fitted eye level Neff oven, integrated dishwasher, integrated washing machine, breakfast bar space, tiled floor, two double glazed windows & double glazed door to the side.

**Bedroom One**

11'6 x 11'0

With double glazed bay window to the front.

**Bedroom Two**

10'5 x 8'4

With double glazed window to the front.

**Bedroom Three**

7'4 x 7'3

With double glazed window to the side.

**Bathroom**

7'8 x 5'3

Comprising bath with electric Mira shower over, low level w.c, vanity unit with inset wash hand basin, tiled walls & floor, double glazed frosted window to the side.

**Separate W.C**

Comprising low level w.c, wash hand basin, tiled walls & floor, double glazed frosted window to the side.

**Outside**

To the front there is an area of lawn with paved pathway and a driveway providing off road parking leading to a garage. To the rear there is an Indian stone patio with steps leading to a level area of lawn, a seating area, flowerbeds housing mature shrubs & trees, garden shed, gated side access, being enclosed by fencing and enjoying privacy.

**Garage**

17'3 x 8'8

With electric roller door, light & power connected, double glazed door to the side.

**NB**

Council tax band: E

