

Abbott & Abbott

Estate Agents, Valuers and Lettings



100 Cooden Sea Road, Bexhill-On-Sea, TN39 4SP

Guide Price £475,000





100 Cooden Sea Road

Bexhill-On-Sea, TN39 4SP

- Pretty detached cottage of considerable charm and character - only yards from Little Common shops
- Two good reception rooms - including an extended living room
- Two bathrooms - one on each floor
- Lovely, established and well-stocked rear garden - approx 100' in length and with a westerly aspect
- No onward chain
- Three bedrooms
- Kitchen complimented by utility room
- Extensive off-road parking, with driveway to garage
- Now in need of general modernisation and redecoration
- Highly recommended

Abbott & Abbott Estate Agents offer for sale, with no onward chain, this pretty detached cottage of considerable charm and character, now in need of general modernisation and decoration, but situated in a much favoured road of individual property, just a few hundred yards from Little Common shops, primary school, doctor's surgery, and buses. Probably built in the late-19th Century, the property provides three bedrooms and two good reception rooms, with an extended sitting room providing a useful dining/study area. There is a kitchen complimented by a utility room, and two bathrooms - one on each floor. Outside, there is a garage, extensive off-road parking and, in particular, a long, well-stocked and mature rear garden, around 100' in length and with a westerly aspect. Gas central heating, with skirting radiators, is installed, along with sash windows with secondary glazing.

The property is also well placed for Cooden Beach golf course, railway station, and seafront, all just under a mile distant. The town centre is about two miles.



Entrance Hall

Extended Living Room

25'10 max x 11'11 max (7.87m max x 3.63m max)

Dining Room 12'11 x 11'11 (3.94m x 3.63m)

Kitchen 12'11 x 11'11 (3.94m x 3.63m)

Utility Room 9'6 max x 9' max (2.90m max x 2.74m max)

Bathroom

First Floor Landing

Bedroom One 12'11 x 10'10 (3.94m x 3.30m)

Bedroom Two 12'10 x 11'11 (3.91m x 3.63m)

Bedroom Three
12' max x 9'6 max (3.66m max x 2.90m max)

Second Bathroom

Extensive Off-Road Parking





Garage

14' x 12'2 (4.27m x 3.71m)

Mature, Established Gardens

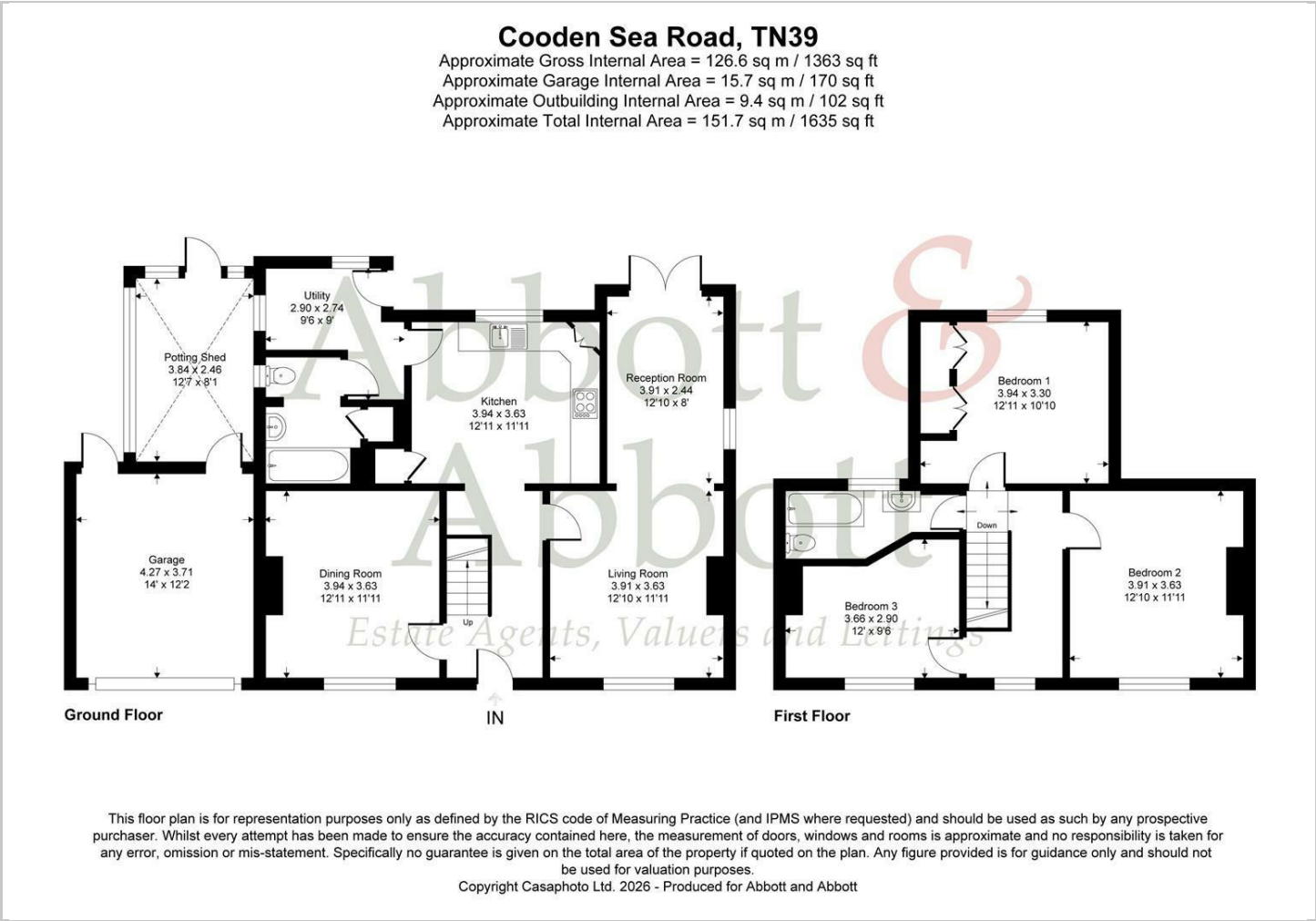
Council Tax Band: C (Rother District Council)

EPC Rating: E





Floor Plans

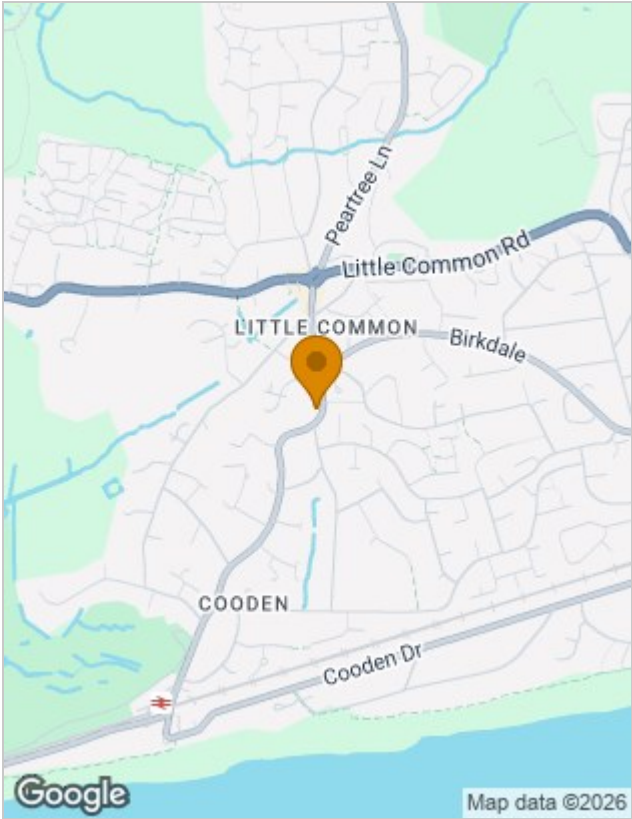


Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

