

# Abbott & Abbott

Estate Agents, Valuers and Lettings



37A, Hartfield Road, Cooden, Bexhill-On-Sea, TN39 3EA

Price Guide £2,200,000





# 37A Hartfield Road

Cooden, Bexhill-On-Sea, TN39 3EA

- CONTEMPORARY STYLE BEACH HOUSE
- APPROXIMATELY 2800 SQUARE FEET
- SPACIOUS BALCONY WITH SUPERB VIEWS
- FOUR BEDROOMS - ALL WITH EN SUITE FACILITIES
- BESPOKE KITCHEN
- REDESIGNED ACCOMMODATION
- DIRECT BEACH ACCESS
- FEATURE 37ft X 28ft MAIN LIVING AREA
- LARGE SOUTHERLY GARDEN
- FAVOURED COODEN AREA

Abbott and Abbott are delighted to offer for sale this stunning contemporary style seafront property with direct beach access.

The property was redesigned and fully refurbished in 2018 and now enjoys bright spacious accommodation of approaching 2800 square feet.

Features include a 37ft x 28ft Living room with access onto a large balcony/roof terrace overlooking the sea, within the open plan space is a fully fitted bespoke kitchen.

There are four bedrooms all with en suite facilities split over both floors and a utility room to the ground floor.

Externally there is a large South facing garden to the rear leading to the beach and at the front of the house a driveway/double garage.

The property is situated in the sought after Cooden area with the railway station offering direct services to London.

Cooden Beach hotel/restaurant and the golf course are close by.

Little Common village offers a Tesco Express and local shopping while Bexhill town centre is only a couple of miles distant.



## GROUND FLOOR

### UTILITY ROOM

**BEDROOM 1** 33'11" x 18'11" (10.36 x 5.79)

### EN SUITE BATHROOM/SHOWER ROOM

**BEDROOM 2** 17'8" 13'8" (5.41 4.19)

### EN SUITE SHOWER ROOM

**BEDROOM 4** 11'1" x 10'2" (3.40 x 3.10)

### EN SUITE SHOWER ROOM

## FIRST FLOOR

### LIVING ROOM/DINING ROOM/KITCHEN

37'2" x 28'1" (11.33 x 8.56)

### BALCONY/TERRACE

**LIBRARY/BEDROOM 3** 20'8" x 18'4" (6.30 x 5.61)





**EN SUITE SHOWER ROOM**

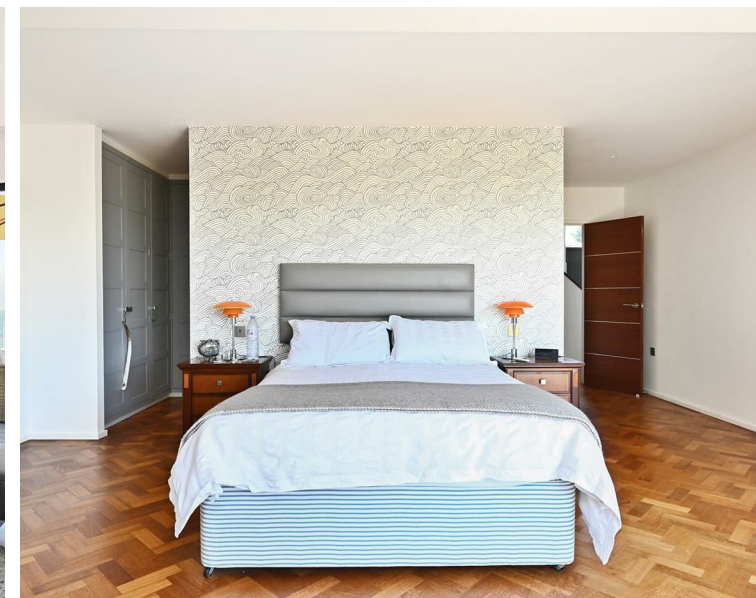
**OUTSIDE**

**REAR GARDEN - DIRECT BEACH ACCESS**

**DRIVEWAY**

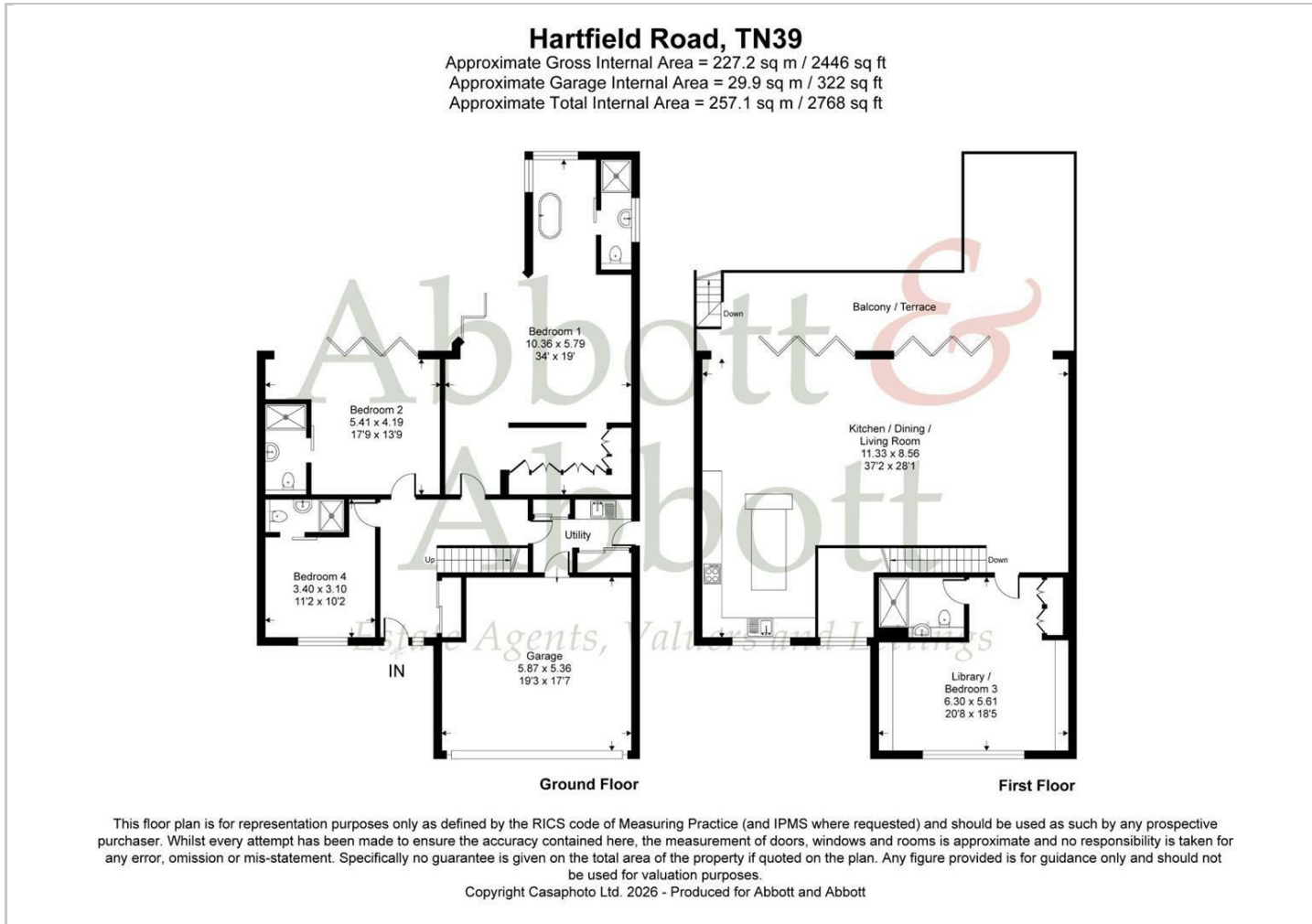
**DOUBLE GARAGE**

**19'3" x 17'7" (5.87 x 5.36)**





## Floor Plans



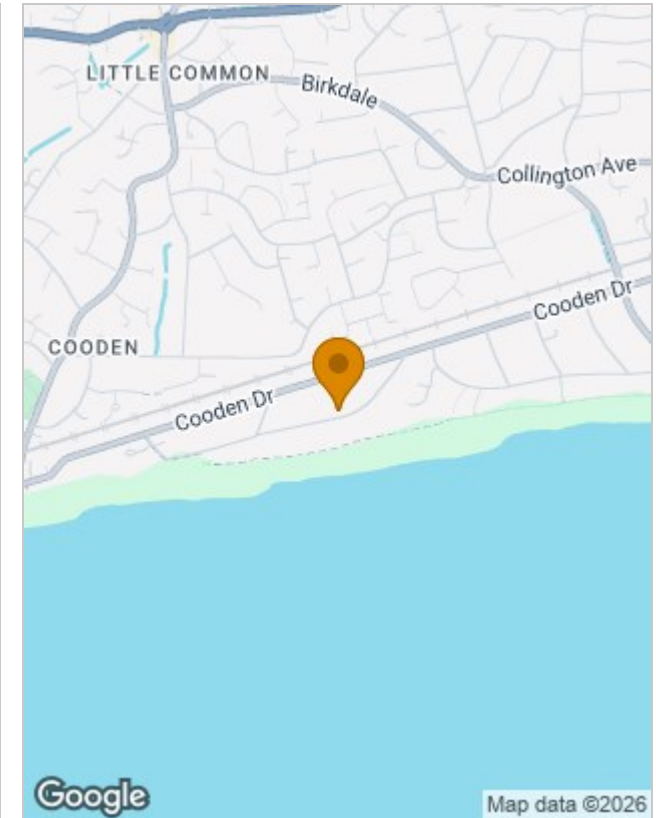
## Viewing

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.

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## Location Map



## Energy Performance Graph

