
Abbott & Abbott
Estate Agents, Valuers and Lettings
100 Cooden Sea Road, Bexhill-On-Sea, TN39 4SP
Guide Price £475,000
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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.





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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











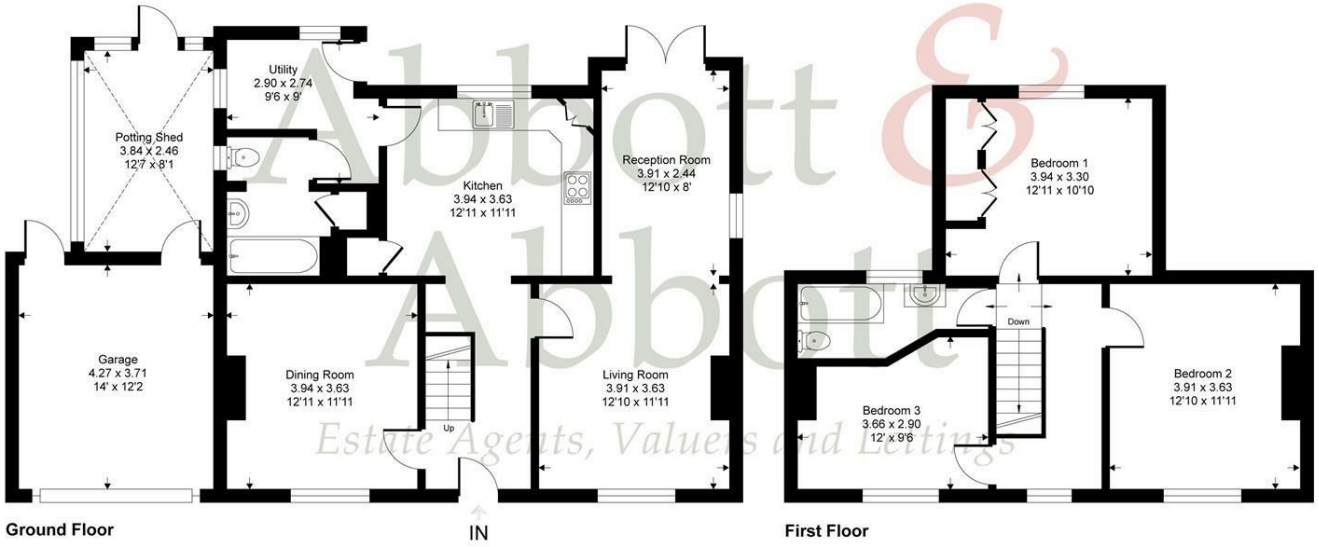




Floor Plans

Cooden Sea Road, TN39

Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft
Approximate Garage Internal Area = 15.7 sq m / 170 sq ft
Approximate Outbuilding Internal Area = 9.4 sq m / 102 sq ft
Approximate Total Internal Area = 151.7 sq m / 1635 sq ft



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This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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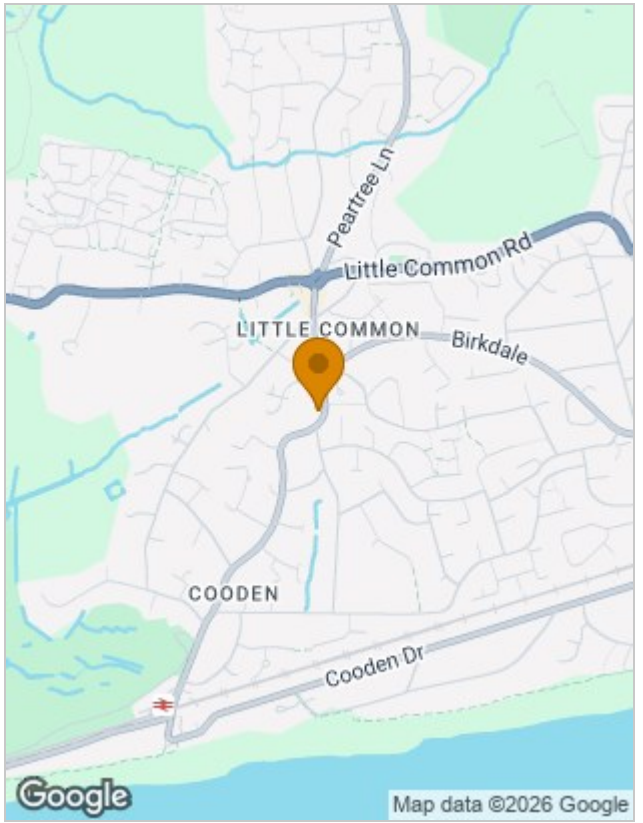
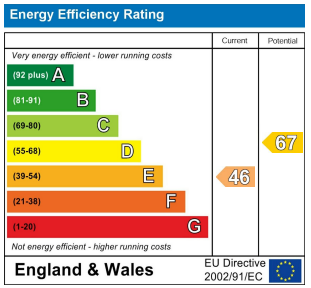
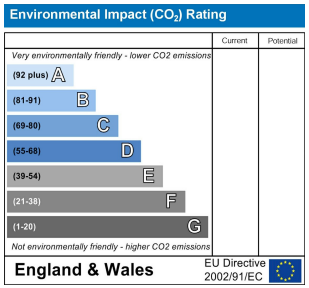
Location Map



Energy Performance Graph





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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