


**116 Cooden Sea Road, Bexhill-On-Sea, East Sussex TN39 4RW**
**£599,000 Freehold**

# About this property

*NO CHAIN*
A truly exceptional detached coastal residence, set on an impressive 0.37-acre plot and brimming with charm and character throughout. This beautifully presented home has been thoughtfully and tastefully renovated by the current owners, seamlessly blending period appeal with modern living.

The accommodation comprises a welcoming entrance hallway leading to a spacious living room with an open fireplace, and a stunning, expansive open-plan kitchen/reception space. An elegant open archway flows through to the dining room, where sliding doors open onto the rear garden, perfectly framing elevated views across the rooftops towards Little Common Village.

Further ground floor accommodation includes an inner hallway providing access to a utility room/WC and a versatile study, which could also serve as an additional bedroom.

To the first floor, there are three well-proportioned bedrooms, including a generous principal suite with built-in wardrobes and a contemporary en-suite shower room. A stylish, modern family bathroom completes the upper floor.

Additional benefits include gas central heating and double glazing throughout.

Externally, the property continues to impress, offering extensive off-road parking via two separate driveways, along with a garage featuring an electric roller door and work shop space. The beautifully landscaped rear garden is predominantly laid to lawn, complemented by patio areas ideal for alfresco dining, and enjoys truly breathtaking elevated views across Bexhill. Fully enclosed, the garden provides a high degree of privacy and seclusion, with convenient side access.

Ideally situated on one of Bexhill's most prestigious roads, the property is within easy walking distance of the picturesque seafront, Cooden Beach railway station, The Relais Cooden Beach Hotel & Spa, Cooden Beach Golf & Tennis Club and Little Common Village, which offers a wide range of local amenities.

Viewing is highly recommended via sole agents Rush, Witt & Wilson.









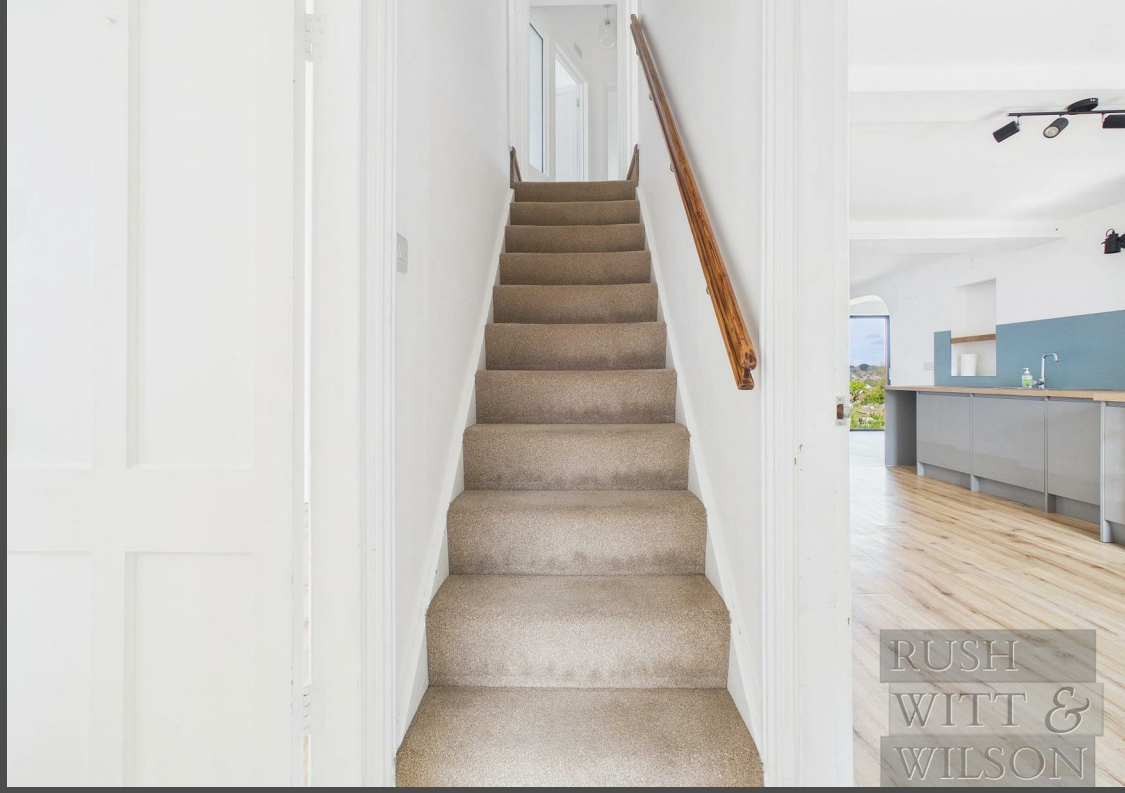
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Floor 0




Floor 1




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**Approximate total area**(1)

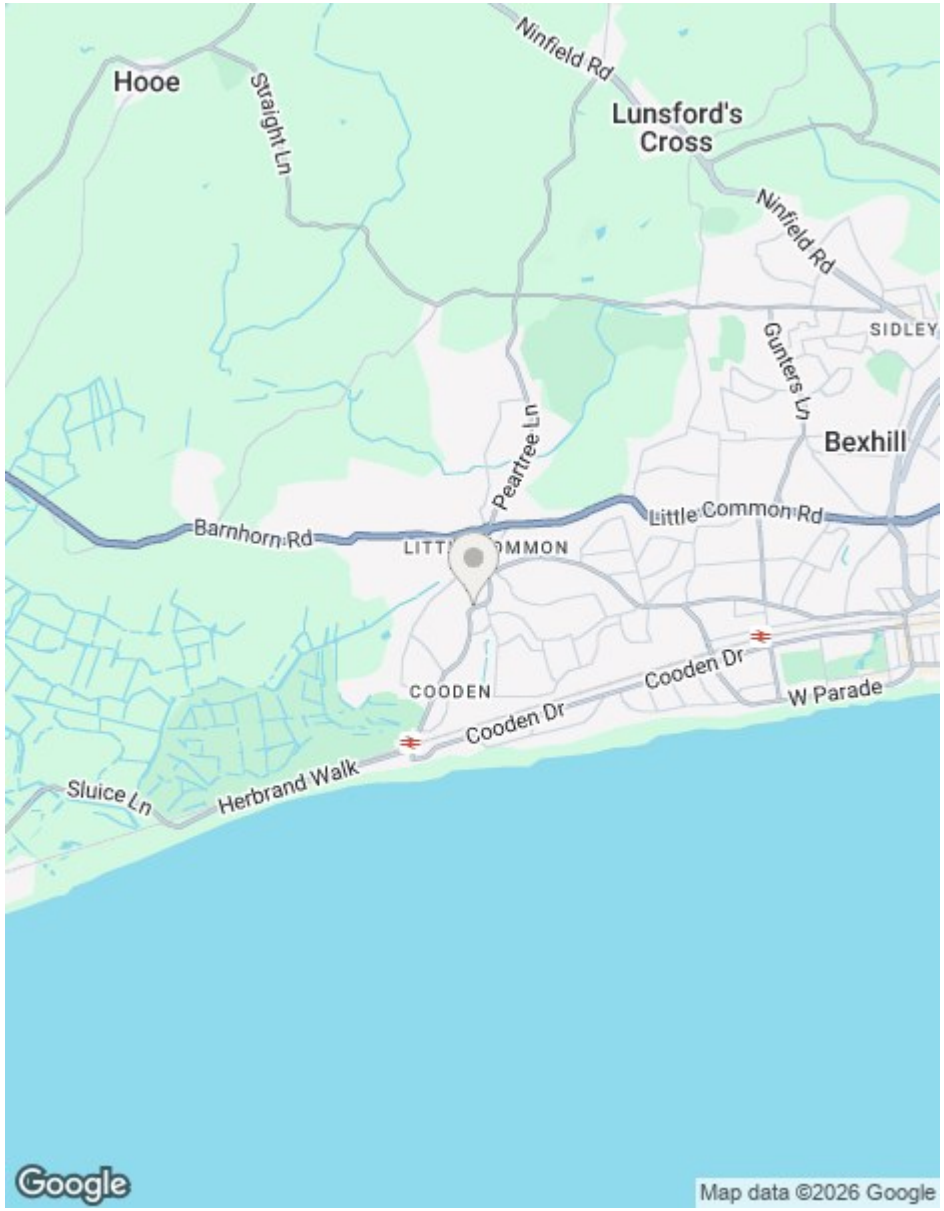
148.9 m²

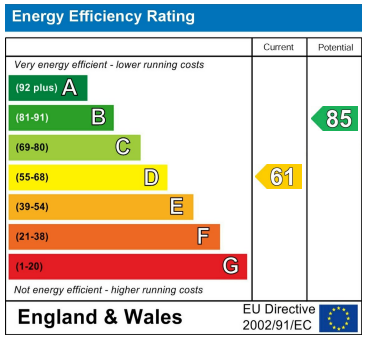
1602 ft²

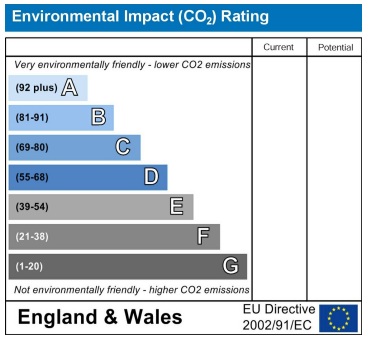
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360




Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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