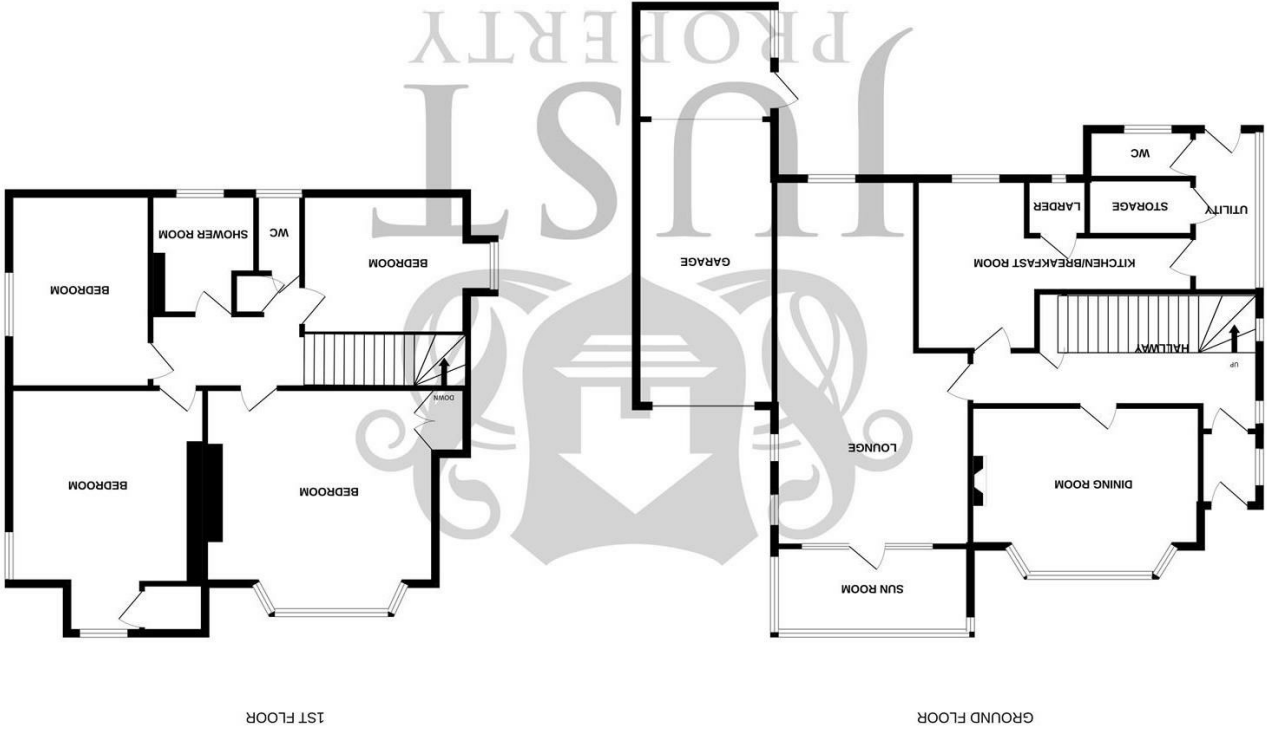




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England & Wales		
EU Directive 2002/91/EC		
Energy Efficiency Rating	Current	Potential
	65	78
Very energy efficient - lower running costs		
A	(92 plus)	
B	(81-91)	
C	(69-80)	
D	(55-68)	
E	(39-54)	
F	(21-38)	
G	(1-20)	
Not energy efficient - higher running costs		



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FLOORPLANS

262 Cooden Drive, Cooden, Bexhill-On-Sea, TN39 3AG

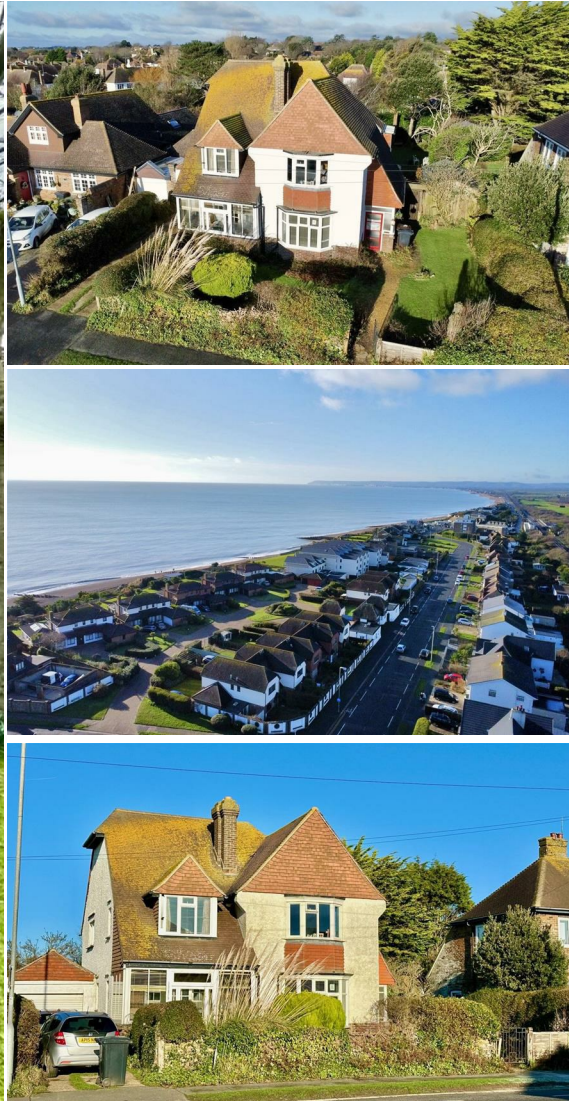
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262 Cooden Drive, Cooden, Bexhill-On-Sea, TN39 3AG

Freehold

£595,000





Freehold

£595,000

4 Bedrooms

3 Receptions

1 Bathrooms

1453.13 sq ft

PROPERTY DETAILS

Just Property is thrilled to bring to the market, for the first time in many years, this charming four-bedroom detached home in the highly desirable and sought-after area of Cooden, just moments from the beach. This is a rare opportunity to secure a well-proportioned property in an exceptional location.

Situated on the prestigious Cooden Drive, the property is within walking distance of Cooden Beach, Cooden train station (offering direct links to London and Brighton), and the renowned Cooden Golf Club. It is also conveniently close to Bexhill town centre, which boasts an excellent range of shopping facilities, the iconic De La Warr Pavilion, and leisure amenities. The nearby towns of Hastings, Eastbourne, and Brighton are easily accessible, making this location ideal for both relaxation and exploration.

The property retains many original features. It also benefits from a private driveway and a tandem garage, providing ample off-road parking.

The spacious accommodation includes an inviting entrance hallway, a formal dining room, and an impressive living room exceeding 7 metres in length. Additional spaces include a practical office, a well-equipped kitchen/breakfast room, a utility room, a larger storage cupboard, and a convenient ground-floor WC.

Upstairs, the property offers three generously sized double bedrooms, some with built-in storage, alongside a smaller fourth bedroom, a family shower room, and a separate WC.

Externally, the home boasts a nicely presented front garden and a mature rear garden featuring established plants, shrubs, and a practical storage shed, providing a serene outdoor space for relaxation and entertaining.

With gas-fired central heating, this property is ready to become a wonderful family home. Viewings are highly recommended and can be arranged through Just Property, the vendor's sole agent.

For more details or to book your viewing, please contact us on 01424 444100. Don't miss out on this exceptional opportunity.

ROOM DIMENSIONS

Front Door	Stairs to Landing
Porch	Bedroom
Hallway	13'8" x 13'8" (4.17 x 4.19)
17'10" (5.45)	Bedroom
Dining Room	15'5" x 12'0" (4.72 x 3.66)
14'2" x 12'11" (4.34 x 3.96)	Bedroom
Lounge	11'6" x 8'11" (3.51 x 2.74)
23'5" x 13'5" (7.16 x 4.11)	Shower Room
Front Sun Room	W.C
12'2" x 6'0" (3.73 x 1.83)	Single Bedroom
Kitchen	10'0" x 8'11" (3.05 x 2.74)
16'0" x 12'0" (4.88 x 3.66)	Loft
Larder	Tandem Garage
Utility	
W.C	

FEATURES

- Detached Family Home
- Four Bedrooms
- Walking Distance to Seafront
- Attractive Rear Mature Gardens
- Tandem Garage and Off Road Parking
- Very Useful Utility Room and Ground Floor WC
- Very Popular Area of Cooden
- Gas Central Heating
- Scope To Improve and Extend
- Nice Views Towards Sea



Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there are any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.