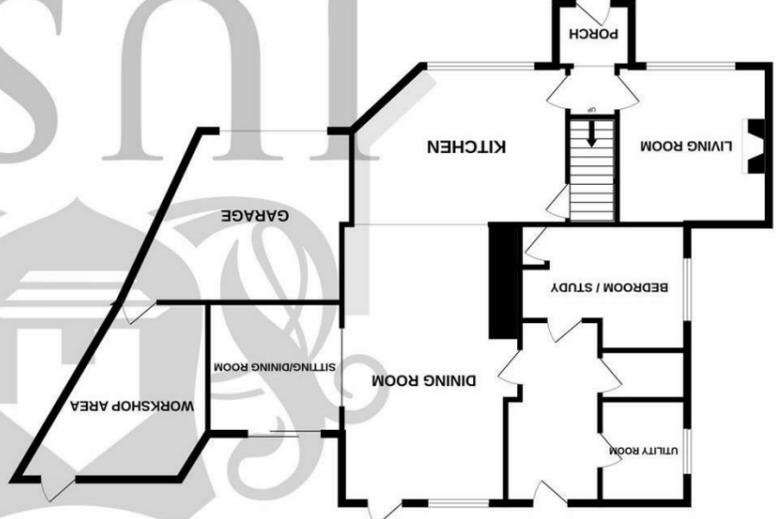


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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. Made with Metropix ©2025

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	(1-20)
	(21-30)
	(31-40)
	(41-50)
	(51-60)
	(61-70)
	(71-80)
	(81-90)
Very energy efficient - lower running costs	(91-100)
Very energy efficient - lower running costs	(92 plus)
Current	Potential
61	85



1ST FLOOR



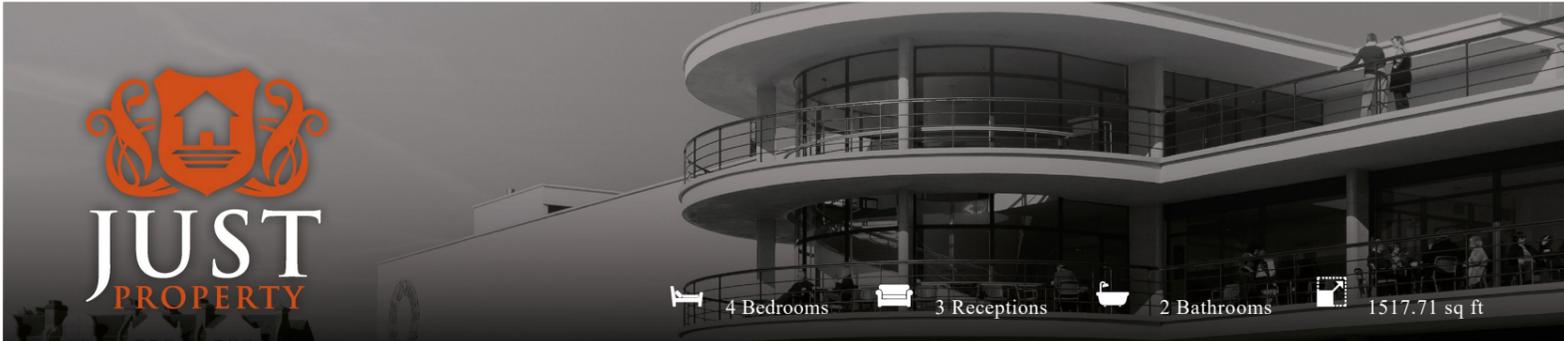
GROUND FLOOR



116 Cooden Sea Road, Bexhill-On-Sea, TN39 4RW

# FLOORPLANS

www.justproperty.net



4 Bedrooms 3 Receptions 2 Bathrooms 1517.71 sq ft

Freehold

£660,000

116 Cooden Sea Road, Bexhill-On-Sea, TN39 4RW





## PROPERTY DETAILS

Located along the charming Cooden Sea Road in Bexhill-On-Sea, this delightful three/four-bedroom detached cottage, dating back to the 1800s, offers a unique blend of historical character and modern living. Spanning an impressive 1,518 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

The cottage is immaculately presented throughout, showcasing its original features while incorporating contemporary comforts. The well-appointed open plan kitchen and bathrooms enhance the home's appeal, making it a perfect choice for families or those seeking a tranquil retreat by the sea.

One of the standout features of this property is its large rear garden, a private oasis ideal for outdoor gatherings, gardening enthusiasts, or simply enjoying the fresh coastal air. Additionally, the property offers two parking space as well as private garage, ensuring convenience for residents and guests alike.

Situated in a highly desirable location, this home is within walking distance to the seafront, allowing for leisurely strolls along the beach, as well as to the quaint Little Common Village, which offers a variety of shops, cafes, and local amenities.

This charming cottage presents a rare opportunity to own a piece of history in a vibrant community, making it an ideal choice for those looking to embrace the coastal lifestyle. Don't miss the chance to make this enchanting property your new home.

To arrange access for a viewing, contact Just Property to see all this wonderful property has to offer in person.

## ROOM DIMENSIONS

Off Road Parking Spaces

Porch

Entrance Hallway

Living Room  
12'1" x 11'10" (3.70 x 3.62)

Kitchen  
12'1" x 11'7" (3.70 x 3.55)

Dining Room  
20'8" x 8'2" (6.32 x 2.50)

Sitting Room  
11'2" x 9'6" (3.41 x 2.92)

Utility Room

Cupboard

Bedroom / Study  
9'9" x 9'8" (2.98 x 2.95 )

Stairs Up To First Floor

Landing

Bedroom  
12'2" x 10'7" (3.73 x 3.25)

Bedroom  
12'2" x 10'11" (3.73 x 3.34)

Bathroom

Bedroom  
15'8" x 12'6" (4.79 x 3.82 )

Shower Room - En-Suite

Storage

External Workshop

Garage  
17'6" x 13'4" (5.34 x 4.07 )

Large Rear Garden

## FEATURES

- Stunning 1800s Detached Cottage
- Substantial Rear Garden
- Highly Desirable Cooden Location
- Three/Four Bedrooms
- Walking Distance To Little Common Village
- Three Reception Rooms
- Large Garage & Off Road Parking
- Two Bathrooms
- Call Just Property To Arrange Access
- Viewing Considered Essential

