

**THE
MODERN
HOUSE**
ESTATE AGENTS

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**South Cliff
Cooden Beach, E. Sussex
£625,000 Freehold**



This superb example of 1930s Modern architecture can be found less than 50 metres from Cooden Beach on the East Sussex coast. Recognised by English Heritage as one of the finest of its kind in the UK, this 5-bedroom house has a rare Grade II listing. The house has approximately 3,000 sq ft of internal space and has been carefully maintained and sympathetically updated by the current owner.

The property can be found on a quiet residential road. A footpath opposite the front gate leads directly to the beach and there are views of the sea from the upper bedrooms of the house and from the large roof terrace and sunroom. To the rear is a good-sized garden. There is also off-street parking and a small garage. Internally the house has a number of original features including oak flooring and a solid balustrade staircase. It is heated by gas-fired central

heating.

Cooden Beach is an impressive stretch of shingle beach that remains relatively quiet throughout the year due to its distance (one mile) from the nearest town centre of Bexhill. The area is served by Cooden Beach train station that runs services to London Victoria in approximately 1 ¾ hours (this, however, is an infrequent service, with better connections to London running from Eastbourne or Battle).

The nearby town of Bexhill is the home of the De-La-Warr Pavilion, one of Britain's most celebrated Modern buildings. This 1935 building by Erich Mendelsohn and Serge Chermayeff has been recently renovated and is now an internationally renowned arts centre with an impressive programme of exhibitions, performances and events.

Click here for a [MAP](#).

