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Approximate Gross Internal Floor Area
1469 sq. ft / 136.47 sq. m

Elsted Rd

BURGESS & CO.
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7 Elsted Road, Cooden, TN39 3BG

Offers Over
£600,000 Freehold



****CHAIN FREE**** Burgess & Co are delighted to offer to the market this exceptionally presented three bedroom detached chalet house, occupying a substantial plot. Ideally located in this desirable and quiet residential area of Cooden, being just a short and level walk to Cooden Beach with its train station, Golf Club, Hotel and seafront. Bexhill Town Centre is within 2 miles proving an array of shopping facilities, restaurants and the iconic De La Warr Pavilion. The accommodation comprises a porch, an entrance hall, a 23'1 living/dining room, a conservatory, a modern kitchen, a further reception room/bedroom, a bathroom and to the first floor there are two double bedrooms as well as a modern shower room. The property benefits from gas central heating, double glazing and to the outside there is a large front garden, off road parking leading to a garage and to the rear there is an enclosed garden being mainly laid to lawn. Viewing is considered essential to fully appreciate all that this property has to offer as well as the sought after location.

Porch

With double glazed windows, door to

Entrance Hall

With radiator, fitted cupboard, stairs to First Floor, understairs storage cupboard.

Living Room/Diner

23'1 x 11'1
With radiator, feature wood burner, dual aspect with double glazed bay window to the front, double glazed sliding doors to

Conservatory

11'7 x 9'5
With radiator, tiled floor, double glazed windows & roof, double glazed French doors opening to the rear garden.

Kitchen

13'2 x 9'4
Comprising matching range of wall & base units, worksurfaces, inset sink unit, inset induction hob with extractor hood over, fitted electric oven, integrated dishwasher, space for washing machine, double glazed window to the rear, double glazed door to the rear garden.

Dining Room/Bedroom

13'11 x 11'0
With radiator, parquet flooring, double glazed bay window to the front.

Bathroom

Comprising bath with mixer tap & shower attachment, vanity unit with inset wash hand basin, low level w.c, tiled floor, double glazed frosted window.

First Floor Landing

Bedroom

14'11 x 12'8
With two radiators, large built-in wardrobe, two double glazed windows to the front.

Bedroom

10'11 x 9'11
With radiator, built-in wardrobe, double glazed window to the front.

Shower Room

Comprising shower cubicle, vanity unit with inset wash hand basin, low level w.c, chrome heated towel radiator, tiled floor, double glazed frosted window.

Garage

18'2 x 8'9
With up & over door, window & door to the rear garden.

Outside

To the front there is an area of lawned garden with flowerbed borders housing mature plants & shrubs, a driveway providing

ample parking leading to a garage and gated side access. To the rear the garden is mainly laid to lawn with mature shrubs & trees, an enclosed area with mature fruit trees, a block paved patio area being ideal for entertaining or alfresco dining, being enclosed by fencing & enjoying seclusion.

NB

Council tax band: E

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

