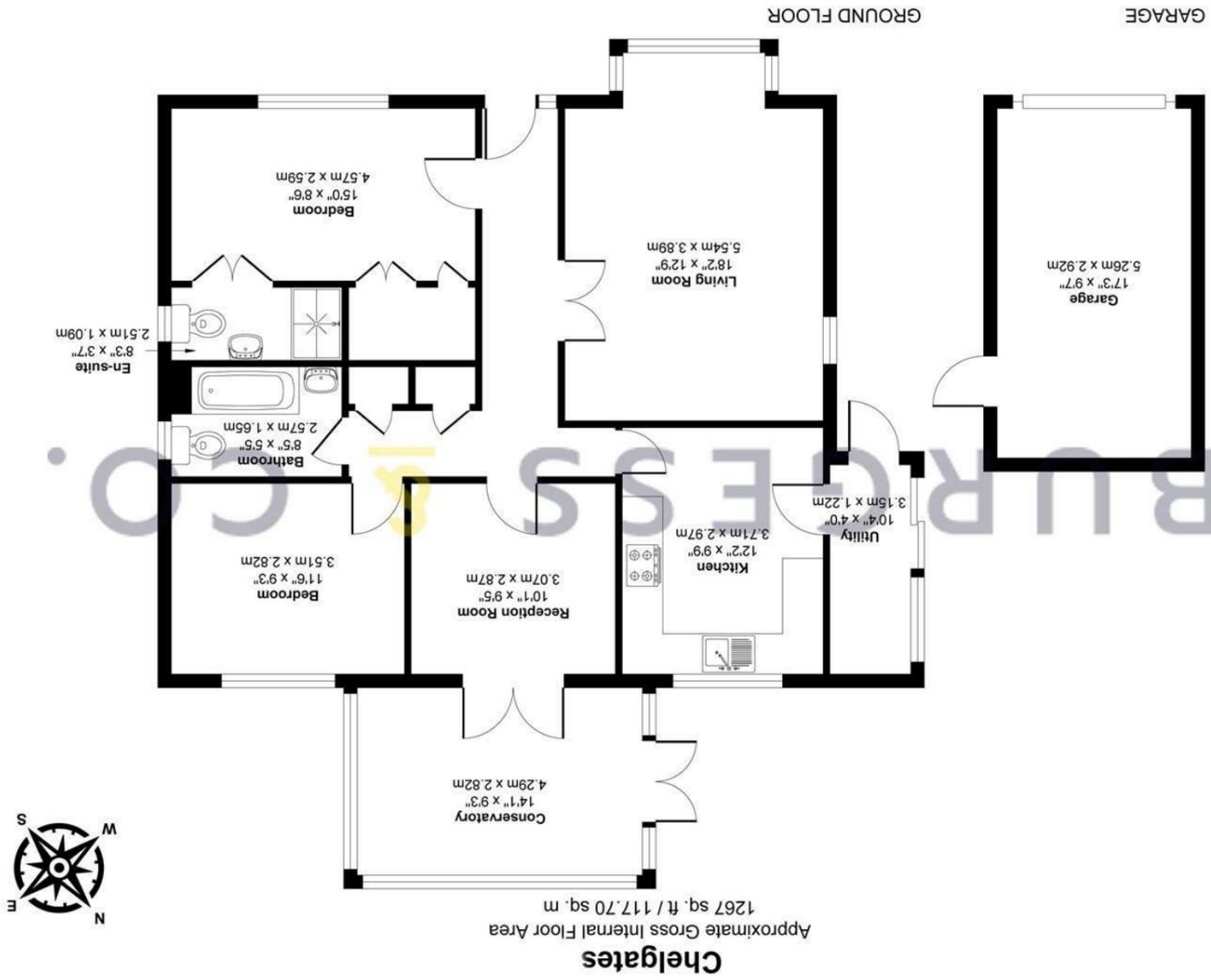


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**BURGESS & CO.** 1 Chelgates, Bexhill-On-Sea, TN39 3BU  
01424 222255

Offers Over  
£500,000 Freehold



**01424 222255**

**\*\*NO ONWARD CHAIN\*\*** Burgess & Co are delighted to bring to the market this bright and spacious detached bungalow, situated in a quiet private road in a sought after area of Cooden. Ideally located being a short walk from Cooden beach, hotel, golf course, mainline railway station with bus services, and a convenience shop. Little Common Village is under a mile away with its array of shops, doctors surgery and restaurants. The accommodation is arranged to provide an entrance hall, an 18'2 dual aspect living room, a kitchen, a utility room, a further reception room, a conservatory, two double bedrooms one with an en-suite shower room, and a bathroom. The property benefits from double glazing, gas central heating, ample off road parking, a garage, and a particular feature is the enclosed 'wrap around' rear garden. Viewing is essential to not only appreciate the location, but all that this property has to offer.

**Entrance Hall**

With radiator, two fitted cupboards.

**Living Room**

18'2 x 12'9

With two radiators, feature fireplace, double glazed window to the side, double glazed box bay window to the front.

**Reception Room**

10'1 x 9'5

With radiator, double glazed door to

**Conservatory**

14'1 x 9'3

With dwarf brick walls, double glazed windows & roof, double glazed French doors to the garden.

**Kitchen**

12'2 x 9'9

Comprising matching range of wall & base units, worksurface, inset stainless steel sink unit, tiled splashbacks, inset electric hob with extractor fan over, fitted eye level double oven, space for washing machine & standing fridge/freezer, radiator, double glazed window to the rear. Door to

**Utility**

10'4 x 4'0

Comprising matching wall & base units, worksurface, space for

tumble dryer, double glazed window, double glazed patio door to the garden.

**Bedroom One**

15'0 x 8'6

With radiator, fitted cupboards, double glazed window to the front. Door to

**En-suite Shower Room**

8'3 x 3'7

Comprising shower cubicle, pedestal wash hand basin, low level w.c, tiled walls, double glazed frosted window to the side.

**Bedroom Two**

11'6 x 9'3

With radiator, double glazed window to the rear.

**Bathroom**

8'5 x 5'5

Comprising bath with shower over & screen, wash hand basin, low level w.c, tiled walls & floor, chrome heated towel radiator, double glazed frosted window to the side.

**Garage**

17'3 x 9'7

With up & over door, door to the side.

**Outside**

To the front there is a lawned area of garden, flowerbeds

housing mature plants & shrubs, and a block paved driveway providing off road parking leading to a detached garage. To the rear there is a wrap around garden comprising patio areas, area of lawn, flowerbed borders housing mature shrubs & trees, being enclosed by fencing with gated side access.

**NB**

Council tax band: E

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

