

**RUSH  
WITT &  
WILSON**



**246 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AG**  
**£465,000**



**A beautiful four bedroom detached house with detached single garage, two reception rooms, wood burning stove in dining room and main reception room, south facing, downstairs cloakroom, gas central heating system, double glazed windows and doors, kitchen/ dining room, private front and rear gardens, in/out driveway. Viewing comes highly recommended by RWW sole agents.**



**Entrance Porch**

Covered entrance porch.

**Entrance Hall**

With private entrance door, dual aspect to front elevation, wood flooring, roll top radiator, under stairs storage cupboard.

**Cloakroom**

Contemporary suit comprising free standing wash hand basin with mixer tap, glass shelf, chrome towel rail, w.c. with low level flush, mosaic wall tiling, tiled floor, double radiator.

**Living Room**

14'6 x 14'5 (4.42m x 4.39m)

Bay window to front elevation, roll top bay radiator, multi fuel wood burning stove set on plinth.

**Dining Room**

15'8 x 12'6 (4.78m x 3.81m)

French doors leading out to the rear decking, two double radiators, wood flooring, wood burning stove.

**Kitchen/Breakfast Room**

21 x 10'7 (6.40m x 3.23m)

Windows to side and rear elevation with doors leading out to rear garden, under stairs utility cupboard with plumbing for washing machine, space for american style fridge/freezer. Fitted kitchen comprising a range of cream base and wall units with solid block wood worktops, one and a half bowl single drainer sink unit with mixer tap, tiled splash-backs, plumbing for washing machine, space for Range Master 110 cooker with brush stainless steel splash-backs extractor canopy and light, oak flooring.

**First Floor Landing**

Window to side elevation, access to loft space, built in linen cupboard with slatted shelving.

**Bedroom One**

14'4 x 13'8 (4.37m x 4.17m)

Bay window to front elevation with glimpses of the sea, fitted bedroom furniture comprising dressing table, draws and wardrobe cupboards, mirror, lights, double radiator.

**Bedroom Two**

15'9 x 12'2 (4.80m x 3.71m)

Window to rear elevation, double radiator, fitted wardrobes.

**Bedroom Three**

11 x 9 (3.35m x 2.74m)

Window to rear elevation onto rear garden, double radiator.

**Bedroom Four**

11'8 x 11'6 (3.56m x 3.51m)

Window to front elevation, double radiator, built-in wardrobe cupboard.

**Bathroom**

Contemporary suite comprising Jacuzzi style shower/bath with chrome controls, chrome shower head and shower shield, w.c. with low level flush, free standing wash hand basin set on a contemporary wooden table with glass shelf, heated towel rail, tiled flooring with stained glass window to side elevation.

**Outside**

**Front Garden**

Mainly shingled for off road parking with in/out drive way, central bed with pine trees, all enclosed with fencing, side access to the property.

**Rear Garden**

Mainly laid to lawn with extensive flower and shrub beds, all enclosed by fencing backing onto trees, outside water tap, large decked area with seating for alfresco dining and entertaining with LED up lighters, timber framed summer house with veranda.

**Detached Garage**

Detached single garage, up and over door, power and light.

**Agents Notes**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose







GROUND FLOOR  
APPROX. FLOOR  
AREA 697 SQ.FT.  
(64.8 SQ.M.)

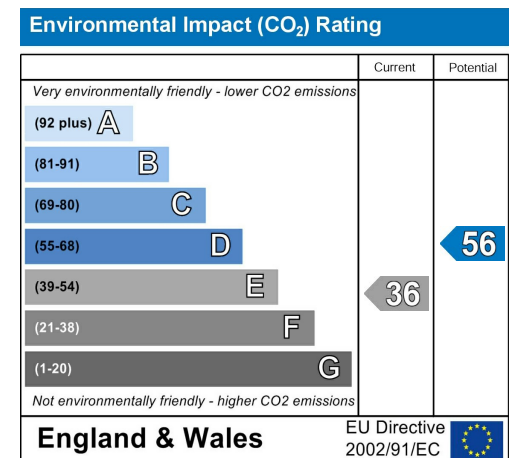
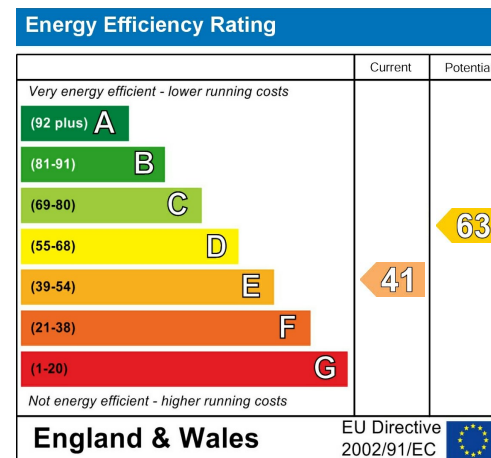


1ST FLOOR  
APPROX. FLOOR  
AREA 678 SQ.FT.  
(63.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1375 SQ.FT. (127.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given as to their operability or efficiency can be given.  
Made with Metropix ©2018





**RUSH  
WITT &  
WILSON**

**Residential Estate Agents  
Lettings & Property Management**



**3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk**