

**RUSH
WITT &
WILSON**



126 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AW
£685,000

A beautiful and spacious four bedroom detached Edwardian house situated along the highly sought after Cooden Drive Bexhill, with four reception rooms, family bathroom, en-suite to master bedroom, upvc double glazed conservatory, downstairs cloakroom, gas central heating system, double glazed windows and doors, kitchen/breakfast room, garage, beautiful private front and rear gardens, . Viewing comes highly recommended by Rush Witt & Wilson.



Entrance Hall

With entrance door, two windows to the side elevation, single radiator, large understairs storage cupboard, double radiator.

Cloakroom

W.C with low level flush, inset wash hand basin, single radiator, half height wall tiling, obscure glass window overlooks the side elevation.

Living Room

20'9" x 13'6" (6.34m x 4.12m)

Two single radiators, bay window to the front elevation, open fireplace with wood surround and copper canopy, tiled plinth and cast iron grid.

Drawing Room

18'8" x 13'5" (5.69m x 4.11m)

Windows to both front and side elevations, single radiator, ornate cast iron fireplace with tiled inserts and tiled plinth.

Dining Room

11'4" x 14'2" (3.46m x 4.32m)

Window to the rear elevation, single radiator, wood burning stove, fitted cupboard and glass cabinet.

Kitchen/Breakfast Room

14'2" x 11'8" (4.32m x 3.58m)

Two windows overlook the rear elevation, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single bowl twin drainer sink unit with mixer tap, plumbing for washing machine, double radiator, integrated double oven with grill, induction hob with extractor canopy and light and door leads to the garage, built-in fridge/freezer, washing machine.

Conservatory

11'5" x 10'4" (3.49m x 3.16m)

UPVC double glazed and overlooks the rear garden with French doors leading out to the patio, double radiator.

First Floor Landing

Access to the roof space, single radiator, window to the rear, built-in airing cupboard.

Bedroom One

17'7" x 9'5" (5.36m x 2.89m)

Bay window overlooks the front elevation, single radiator, fitted wardrobe cupboards.

En-Suite

Comprising walk-in wet room shower with hand shower attachment, frosted window to the rear, w.c. with low level flush, pedestal wash hand basin, chrome heated towel rail, half height wall tiling.

Bedroom Two

18'6" x 11'5" (5.66m x 3.49m)

Window to the front elevation, double radiator, inset wash hand basin with vanity unit, tiled splashback and mirror.

Bedroom Three

19'1" x 11'0" (5.84m x 3.36m)

Window to the front elevation, double radiator, fitted wardrobes cupboards, wash hand basin, tiled splashback.

Bedroom Four

18'8" x 11'5" (5.71m x 3.48m)

Windows to front elevation, single radiator, fitted wardrobe cupboards and dressing table with drawers, inset wash hand basin with vanity unit beneath, tiled splashback and mirror.

Bedroom Five

10'5" x 9'4" (3.18m x 2.86m)

Windows to the rear elevation, single radiator.

Family Bathroom

Panelled bath, w.c. with low level flush, walk-in shower cubicle with electric shower unit controls and shower head, w.c. with low level flush, pedestal wash hand basin, bidet, double radiator, two obscure glass windows overlook the rear elevation.

Outside

Front Garden

Mainly laid to lawn and has been beautifully landscaped with well stocked flower and shrub beds and enclosed with fencing to both sides and retaining wall to the front with stone chip low maintenance and decorative area, off road parking is available on an extensive driveway. Pathway leads to the side of the property and driveway to the garage.

Rear Garden

Landscaped and mainly laid to lawn enclosed with fencing to all sides, beautiful patio areas for alfresco dining, timber framed shed, side access available.

Single Garage

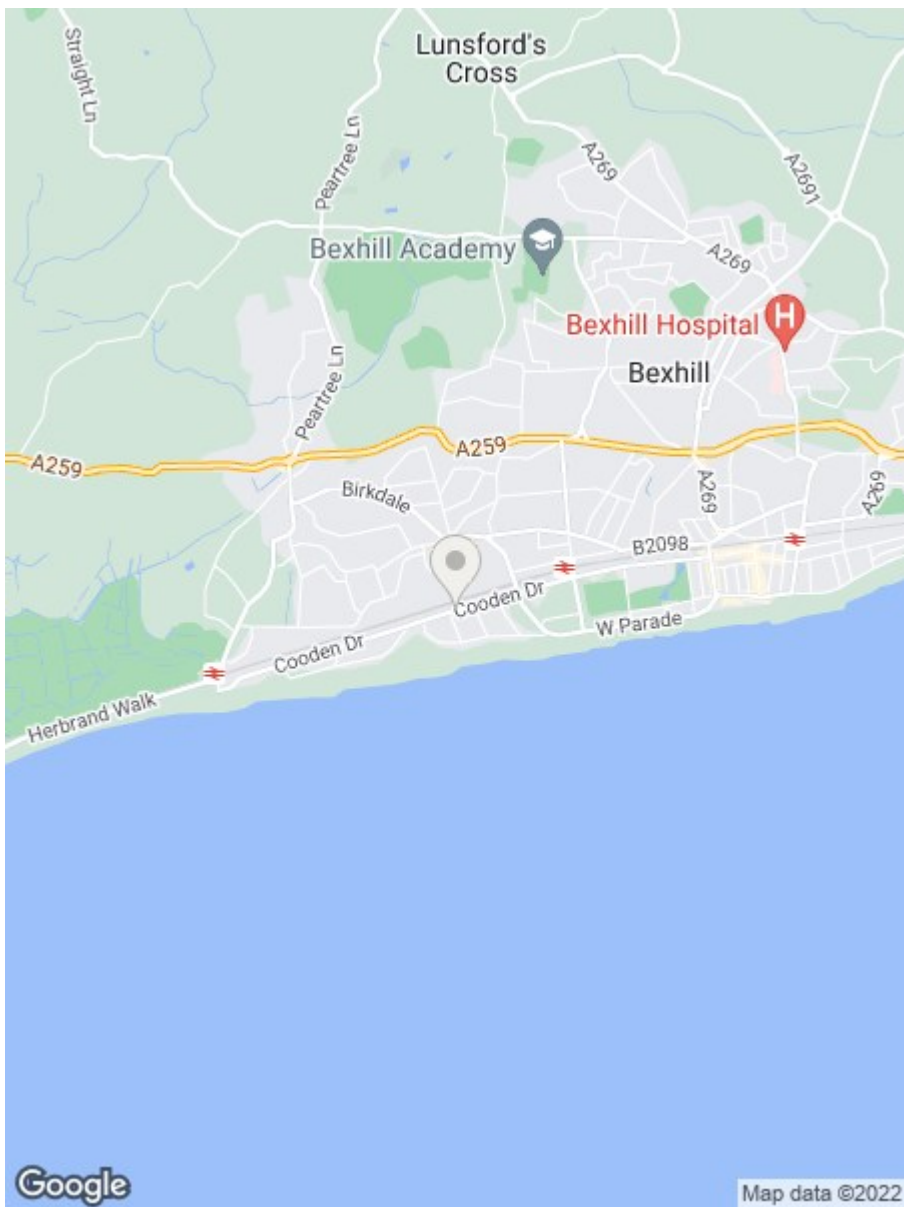
With double opening doors, utility area to the rear with plumbing for washing machine and base unit with single drainer stainless steel sink and taps, space for tumble dryer and other additional white goods.

Agents Note

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.







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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

**RUSH
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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**