

**RUSH  
WITT &  
WILSON**



**The Coach House 127 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AJ  
£725,000**

**An outstanding three bedroom detached converted coach house with four reception rooms, stunning private gardens, situated on the south side of Cooden Drive, extensive rear south facing gardens. The accommodation comprises a kitchen complete with granite worktops, there are four reception rooms and downstairs cloakroom. Externally the property benefits from gas central heating system, double glazed windows and doors, double garage (tandem). There are stunning extensive front and rear gardens, the rear garden being south facing. There is off road parking on the brick driveway to the front of the property. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Entrance Lobby**

With covered entrance porch and entrance door.

### **Living Room**

20'2 x 20' (6.15m x 6.10m )

Window to rear elevation with stunning views over the private rear garden which has a southerly aspect with window to the front elevation. Real Flame electric fire set in marble fireplace, three double radiators,

### **Dining Room**

13'7 x 13'1 (4.14m x 3.99m )

Windows overlooking the rear elevation being southerly aspect with double radiator and door leading out to ornate patio area.

### **Kitchen**

14'2 x 10' (4.32m x 3.05m )

Beautiful fitted kitchen complete with blue and moonstone granite worktops, single drainer stainless steel sink unit, matching base and wall units in cream with built-in dishwasher, double oven with grill, double radiator, tiled splash-backs, induction hob with extractor canopy and light, concealed lighting, glass cabinets, obscure glass window to side elevation, space for fridge/freezer, built-in washing machine, built-in tumble dryer.

### **Sun Room**

14'4 x 8'4 (4.37m x 2.54m )

Windows to front elevation, sliding patio doors leading out to the rear garden, double radiator, exposed brick work.

### **Side Lobby**

With space for hanging coats and door to side elevation.

### **Study**

8'3 x 7'1 (2.51m x 2.16m )

Windows to both rear and side elevations.

### **Cloakroom**

WC with low level flush. Modern suite, corner wash hand basin with vanity unit beneath, heated chrome towel rail, tiled walls, obscure glass window to the front elevation.

### **First Floor Landing**

Window to front elevation, access to roof space, built-in airing cupboard.

### **Cloakroom**

WC with low level flush, obscure glass window to front elevation, corner wash hand basin and tiled walls.

### **Bedroom One**

16'3 x 12'9 (4.95m x 3.89m )

Dual aspect windows to both front and rear elevations, double radiator, built-in wardrobe cupboards.

### **En-Suite Shower**

Tiled floor, obscure glass window to front elevation, fixed shower head and shower controls.

### **Bedroom Two**

14'6 x 9'9 (4.42m x 2.97m )

Window to rear elevation being a southerly aspect, double radiator, built-in wardrobe cupboard, access to eaves, storage space and further built-in wardrobe.

### **Bedroom Three**

10'4 x 9' (3.15m x 2.74m )

Window to rear elevation with stunning views of the garden, double radiator, built-in wardrobe.

### **Bathroom**

Suite comprising corner bath with hand shower attachment, heated chrome towel rail, tiled walls, obscure glass window to rear elevation, electric shaver point, inset corner wash hand basin with vanity unit.

### **Outside**

#### **Front Garden**

Beautifully arranged with well stocked shrub and flower beds, all well planted and mature, lawned area with circular slate chip features. Outside courtesy light, brick pathways and driveway for off road parking. All enclosed with shrubbery and fencing to both sides. Additional outside lighting by the garage. There is a built-in storage cupboard which houses the electric meters.

#### **Tandem Double Garage**

38' x 9'2 (11.58m x 2.79m )

With up and over door, personal door to side, window to side.

#### **Rear Garden**

Beautifully arranged and is mainly laid to lawn with some

stunning features including a beautiful patio area with raised brick flower beds, large pergola with climbing clematis, this stretches out to various other seating areas to the rear of the garden and to the side, beautiful trees and all enclosed with wonderfully kept and well stocked shrub and flower beds. There is a buried bunker dating back to the second world war and all enclosed by fencing to the rear, outside water tap, southerly aspect . Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.

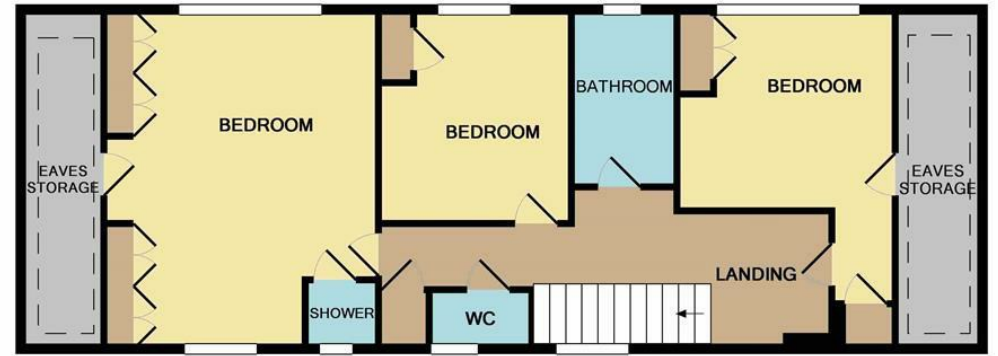
### **Agents Note**

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.



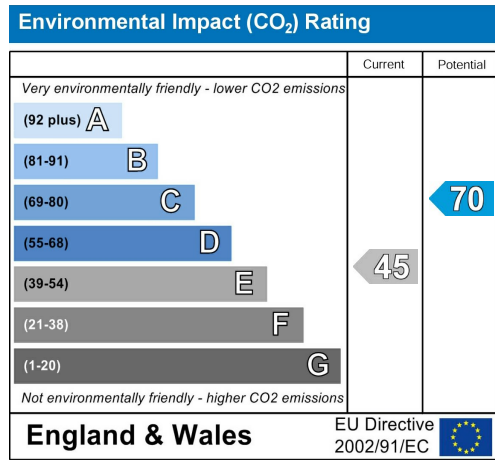
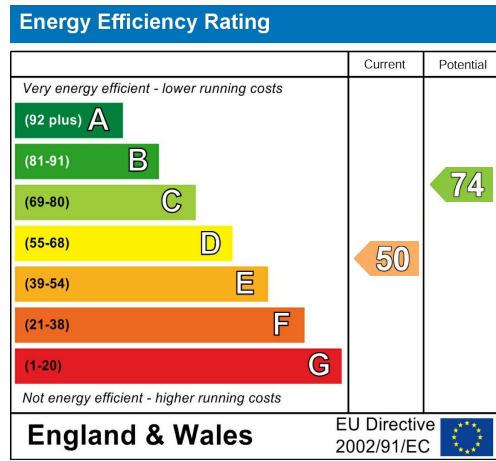


GROUND FLOOR



1ST FLOOR

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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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