

**RUSH  
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WILSON**



**Tudor House 161 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AQ  
Offers Invited £1,000,000**

**\*ALL OFFERS INVITED\*** A hugely impressive four bedroom detached house, probably one of the largest houses to be found along the highly sought after south side of Cooden Drive, approx. 3205 sq ft (220 sq m) total floor space, three reception rooms with beautiful south bay windows, three bathrooms- with two ensuite, south facing twin sun balconies to the first floor, kitchen/ breakfast room, gas central heating system, double glazed windows and doors, downstairs cloakroom, sauna, utility room, conservatory, original character and features throughout, open fireplaces, private front & extensive southerly facing rear gardens, in-out driveway with ample of road parking, double length tandem garage, **VACANT POSSESSION**. Situated very close to Bexhill and Cooden seafront promenade, mainline railway stations to London Victoria, Bexhill Town Centre with its shopping facilities and services. Viewing comes highly recommended by RWW sole agents.



### **Entrance Porch**

Brick arch leading to solid wood front door with lead window proving access to entrance porch, with radiator, glass panelled door leading to the reception hall.

### **Reception Hall**

With electric radiator, stairs leading to the first floor.

### **Living Room**

26'10" x 19'0" (8.20 x 5.80)

Two double glazed bay windows overlook the rear south facing garden, feature exposed brick fireplace with coal effect gas fire, serving hatch through to kitchen, two electric radiators.

### **Dining Room**

19'0" x 13'9" (5.80 x 4.20)

Double glazed bay window overlooking the rear elevation, electric heater, feature fireplace with log effect gas burner.

### **Downstairs WC**

WC with low level flush, pedestal mounted wash hand basin with mixer tap, two obscured double glazed windows to the front elevation, radiator, tiled walls, under stairs storage cupboard.

### **Kitchen**

18'8" x 10'9" (5.70 x 3.30 )

Fitted kitchen with a range of matching wall and base level units with marble straight edge worktop surfaces, built in electric cooker and microwave, worktop mounted gas hob, sink with drainer and mixer tap, built in cupboard housing the gas central heating boiler, serving hatch through to dining room, pantry cupboard with fitted shelving, double glazed windows overlook the front elevation.

### **Utility Room**

7'2" x 7'2" (2.20 x 2.20)

Comprising a range of matching wall and base level units with marble straight edge worktop surfaces, butler sink with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, part tiled walls, tiled floor, stable door giving access onto the front elevation, obscured double glazed window to the front elevation.

### **Orangery**

17'0" x 7'6" (5.20 x 2.30 )

Radiator, additional electric heater, double glazed windows and doors giving access onto the rear garden.

### **First Floor Landing**

Double glazed window to the front elevation, three storage cupboards with fitted shelving, radiator, access to loft with fitted loft ladder, three radiators.

### **Bedroom One**

15'1" x 14'1" (4.60 x 4.30 )

Radiator, double glazed window to the rear southerly elevation with beautiful sea views and double glazed door giving access onto the sun balcony, built in mirror fronted wardrobes with hanging space.

### **En-Suite**

WC with low level flush, pedestal mounted wash hand basin with mixer tap, storage cupboard with fitted shelving, double glazed window to the rear elevation with sea views, walk in shower cubicles with chrome controls and chrome showerhead, bath with mixer tap and hand shower attachment, tiled walls, radiator.

### **Bedroom Two**

13'1" x 12'1" (4 x 3.7 )

Radiator, double glazed window leading to the rear southerly elevation with sea views.

### **Inner Hallway**

Leading to bedroom three and four.

### **Bedroom Three**

11'5" x 13'5" (3.50 x 4.10)

Double glazed windows overlooking the front and side elevations, radiator, additional electric wall mounted heater.

### **En-Suite**

Pedestal mounted wash hand basin with mixer tap, obscured double glazed window to the side elevation, wc with low level, flush, walk in shower cubicle, walk in shower cubicle with chrome controls, chrome rain effect showerhead and chrome hand/shower attachment, tiled flooring, tiled walls, radiator.

### **Bedroom Four**

13'9" x 9'6" (4.20 x 2.90)

Two radiators, double glazed window to the rear southerly elevation with double glazed French doors giving access onto the sun balcony.

### **Family Bathroom**

Vanity unit with wash hand basin and mixer tap, double glazed window overlooking the front elevation, wc with low level flush, panelled enclosed bath with mixer tap and chrome hand/shower attachment, part tiled walls, radiator.

### **Sauna Room**

9'10" x 9'6" (3.00 x 2.90)

Fitted sauna with controls, wash hand basin with mixer tap, obscured double glazed window to the side elevation, walk in shower cubicle with hand/shower attachment and shower controls, part tiled walls.

### **Second Family Bathroom**

Corner jacuzzi bath with mixer tap and hand/shower attachment, rain effect showerhead, chrome heated towel rail, wash hand basin with mixer tap, wc with low level, flush, radiator, eaves storage with fitted shelving, double glazed window to the side elevation, part tiled walls.

### **Outside**

#### **Front Garden**

In-out blocked paved driveway providing off road parking for multiple vehicles, plants and shrubs of various kinds, flowerbeds, gated side access is available

#### **Double Length Garage/Workshop**

Solid wood garage door, fitted work benches, double glazed window and door to the rear garden.

#### **Separate WC**

WC with low level flush, wall mounted wash hand basin with mixer tap, additional shelving unit with cupboards above.

#### **Rear Garden**

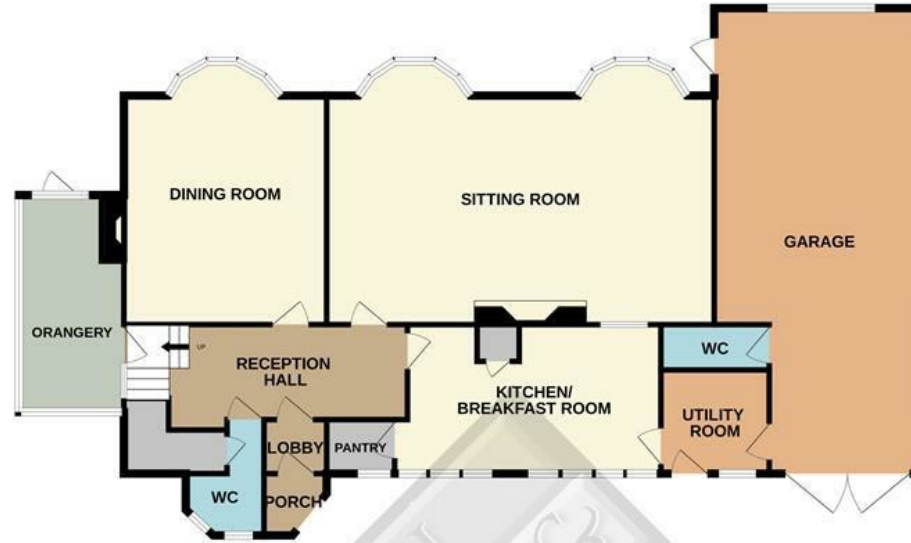
Southerly facing rear garden with various patio seating areas suitable for alfresco dining, the rest of the garden is mainly laid to lawn with a mixture of plants, shrubs, trees and flowerbeds, all enclosed with fencing to all sides, timber framed shed with power and light, gated side access is available to the front of the property.

#### **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  
1723 sq.ft. (160.1 sq.m.) approx.

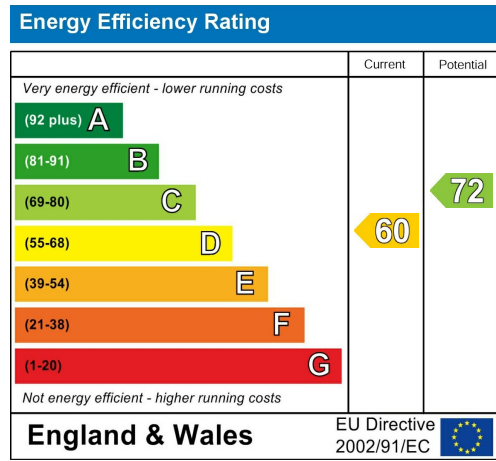
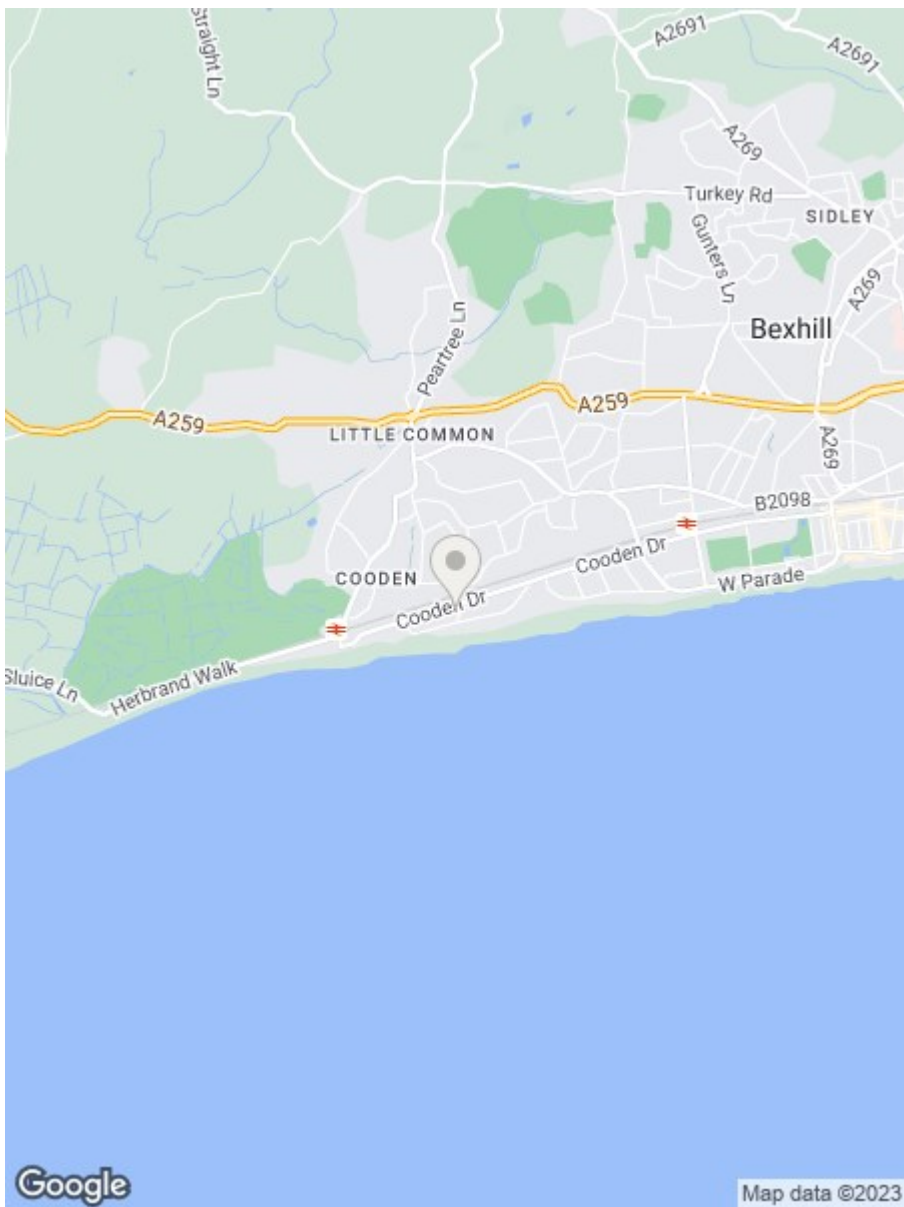


1ST FLOOR  
1318 sq.ft. (122.5 sq.m.) approx.



TOTAL FLOOR AREA : 3042 sq.ft. (282.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 as to their operability or efficiency can be given.  
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