

**RUSH  
WITT &  
WILSON**



**130 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AW  
Offers In Excess Of £575,000**

**An opportunity to acquire this deceptively spacious three/four bedroom detached chalet bungalow ideally located in this popular location of Cooden boasting an impressive 2500 sq ft approx. Offering bright and spacious versatile accommodation throughout, the property comprises a lounge that leads onto a snug/sun room, fitted kitchen/breakfast room, two double bedrooms an additional third bedroom/dining room, study, large entrance hall, shower room and separate wc all to the ground floor. To the first floor there is a large landing with access to large loft space and a master bedroom with a large en-suite bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property offers a private and secluded rear garden with summerhouse and workshop, whilst to the front of the property there is a driveway providing off road parking for multiple vehicles leading to the integral single garage and a large front garden with extensive and mature plants and shrubs. Conveniently situated within easy walking distance to South Cliff Beach, whilst still only being approximately one mile from Cooden Beach rail station and Bexhill town centre with its range of amenities, seafront and mainline rail station. OFFERED WITH NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill. Council Tax Band E.**



### **Porch**

8'3" x 3'8" (2.53 x 1.14)

Double glazed front door with double glazed windows to the front and side elevations. Obscured glass panelled internal front door with side light window leading to hallway.

### **Hallway**

Three radiators, large cloaks cupboard with hanging space and shelving providing ample storage space and additional storage cupboard above, stairs leading to the first floor, double glazed door to the rear elevation giving access onto the rear garden.

### **Lounge**

13'11" x 12'11" (4.26 x 3.94)

Double glazed windows to the side elevation, set of internal sliding glass panelled doors leading through to the snug, two radiators, ornamental feature fireplace.

### **Snug/Sun Room**

13'11" x 4'5" (4.26 x 1.36)

Triple aspect double glazed windows to the front and side elevations, radiator, internal sliding glass panelled doors leading back through to the lounge.

### **Kitchen/Breakfast Room**

16'3" x 9'11" (4.97 x 3.03)

Double aspect, double glazed windows to the rear and side elevations, obscured double glazed door leading to the lean-to, modern electric thermostatic radiator, fitted kitchen with a range of matching wall and base level units with straight edge solid wood worktop surfaces, integrated electric eye level double oven with grill, gas hob with fitted extractor hood above, bowl and half sink with drainer and mixer tap, plumbing space for dishwasher, space for freestanding fridge/freezer, breakfast bar, range of built in storage cupboards with fitted shelving and additional storage cupboards above, door with access to garage, part tiled walls.

### **Lean To**

Double glazed doors to both the front and rear elevations, giving covered access down the side of the property from the front to the rear garden, light and power.

### **Bedroom One**

17'10" x 12'5" (5.45 x 3.79)

Double glazed bay window to the front elevation, radiator, two large fitted wardrobes with hanging space, shelving and storage cupboards above.

### **Bedroom Two**

12'0" x 11'11" (3.67 x 3.64)

Double aspect, double glazed windows to the rear and side elevations, radiator, vanity unit with wash hand basin, storage cupboard beneath and tiled splashback, fitted bathroom cabinet with lighting.

### **Bedroom Three/Dining Room**

8'11" x 12'0" (2.72 x 3.68)

Double glazed window to the rear elevation, radiator.

### **Study**

11'11" x 5'10" (3.65 x 1.80)

Double glazed window to the side elevation, radiator.

### **Shower Room**

Obscured double glazed window to the rear elevation, heated chrome towel rail, vanity unit with wash hand basin, low level wc, large walk in shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, fitted bathroom cabinet with lighting.

### **Separate WC**

Obscured double glazed window to the rear elevation, low level wc, corner mounted wash hand basin.

### **First Floor Landing**

12'11" x 11'11" (3.96 x 3.65)

Large landing with radiator, double glazed window to the front elevation with partial sea views, linen cupboard with slatted shelving, door with access to loft space.

### **Master Bedroom**

27'3" x 12'11" (8.31 x 3.95)

Double glazed window to the rear elevation, radiator, door with access onto en-suite.

### **En-Suite**

15'1" x 12'10" (4.62 x 3.92)

Double glazed window to the rear elevation, radiator, bathroom suite comprising vanity unit with wash hand basin and storage cupboards beneath, low level wc, panelled

enclosed bath with mixer tap and wall mounted electric power shower, part tiled walls, two large storage cupboards with fitted shelving and hanging space.

### **Eaves Storage/Loft Space**

Ample storage space with light and power, with a ladder providing further access up into the loft providing additional storage space.

### **Outside**

#### **Rear Garden**

Patio, the rest of the garden is mainly laid to lawn with mature plants and shrubs, rockery, timber summer house, garden pond, timber garden shed, brick built workshop/garden shed, gated access down one side of the property with covered access through the lean to down the other side of the property.

#### **Front Garden**

Driveway providing off road parking for multiple vehicles leading to the integral single garage, large front garden which is mainly laid to lawn with extensive and mature plants and shrubs.

#### **Integral Garage**

#### **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  
1552 sq.ft. (144.2 sq.m.) approx.

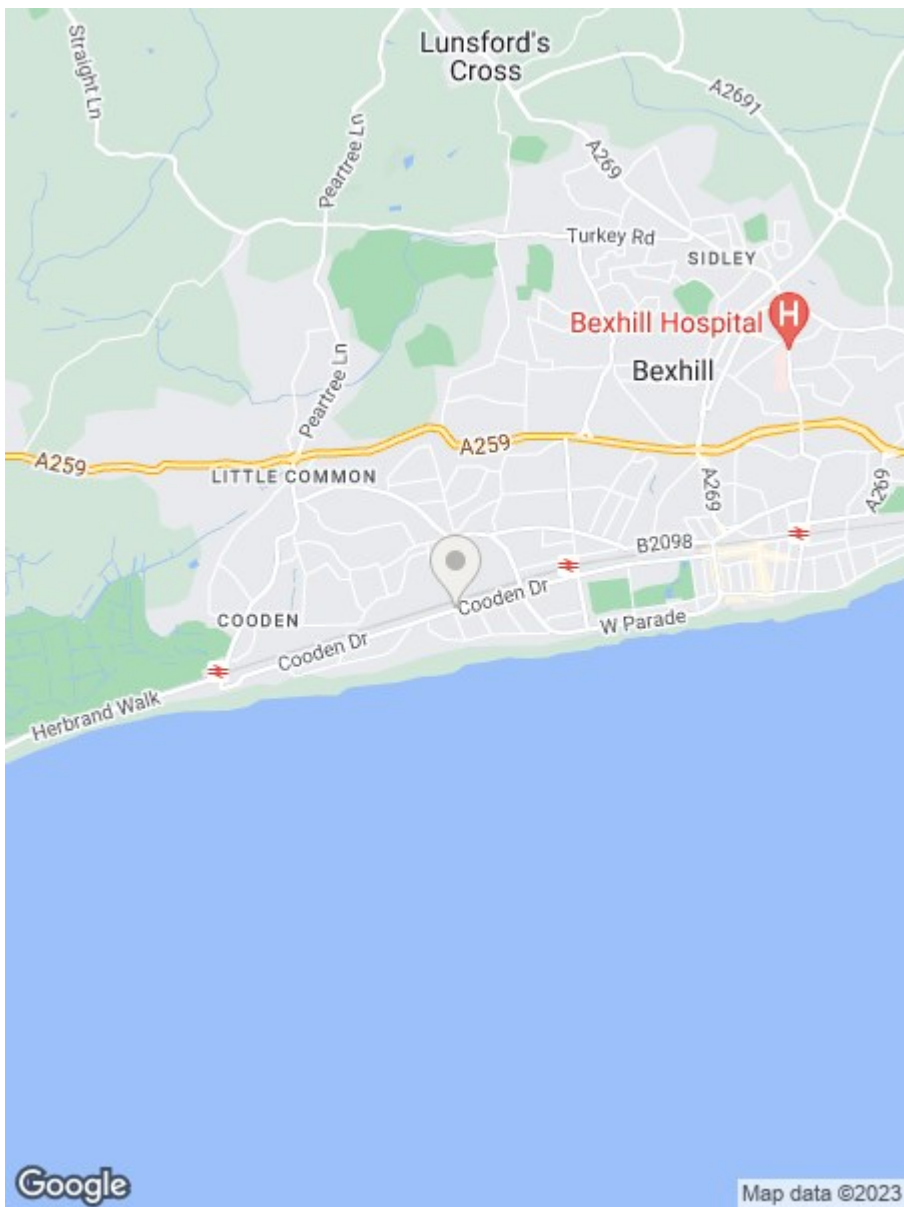


1ST FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



TOTAL FLOOR AREA : 2499 sq.ft. (232.1 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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