

**RUSH  
WITT &  
WILSON**



**214 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AG  
£595,000**

**A beautifully presented circa. 1930's three/four bedroom detached family house with two bathrooms, situated in the highly sought after area of Cooden Beach, downstairs cloakroom, spacious kitchen/dining room complete with butler sink, living room with open fireplace, integral garage, gas central heating system, double glazed windows and doors, conservatory, private front and rear gardens, extensive off road parking, bedroom four is currently accessed via bedroom three but can be easily reinstated. viewing comes highly recommended by RWW Bexhill, sole agents.**



### **Covered Entrance Porchway**

With log storage area.

### **Hallway**

With Entrance door, double radiator, wood laminate flooring.

### **Cloak Room**

WC with low level flush, inset wash hand basin with vanity unit beneath, double radiator, window to the rear elevation, laminate wood flooring.

### **Living Room/Kitchen**

28'8 x 12'4 (8.74m x 3.76m)

Windows to the front, rear and side elevations, stable door leading to rear garden, door leading to garage, double radiator, beautiful open fireplace with oak mantle and surround, laminate wood flooring, fitted farmhouse style kitchen comprising solid wood block worktops, butler sink, plumbing for dishwasher, space for American style fridge/freezer, double oven and grill, ceramic hob with extractor canopy and light, island with shelving.

### **Living Room**

23'10 x 11'5 (7.26m x 3.48m)

Window to the front elevation, French doors leading to the conservatory, two single radiators, beautiful open fireplace, laminate wood flooring, oak beams.

### **Conservatory**

13'8 x 5'9 (4.17m x 1.75m)

Singled glazed with French doors to the rear.

### **First Floor Landing**

Window to the rear elevation overlooking the rear garden, access to roof space, single radiator, built in linen cupboard.

### **Bedroom One**

12'4 x 12'3 (3.76m x 3.73m)

Window to the front elevation, access to eaves storage space, tiled tiled place, covered radiator.

### **En-Suite**

Comprising walk in shower, with fixed shower head and hand shower attachment, chrome controls, free standing wash hand basin set on a vanity table, half height wall tiling, obscured glass window to the side elevation,

### **Bedroom Two**

12'1 x 11' (3.68m x 3.35m)

Window to the rear elevation, single radiator.

### **Bedroom Three**

12'8 x 7'9 (3.86m x 2.36m)

Single radiator, window to the front elevation.

### **Bedroom Four**

11'8 x 9'3 (3.56m x 2.82m)

Window to both front and side elevations, single radiator, storage cupboard. Could easily be reinstated as fourth bedroom if required, currently accessed by bedroom three.

### **Bathroom**

Suite comprising ornate wash hand basin, roll top bath with ornate hand/shower attachment, single radiator, window to both side elevations, additional single radiator, wc with low level flush.

### **Outside**

#### **Front Garden**

Mainly laid to shingle providing excellent and extensive off road parking, enclosed with a retaining wall to the front and fencing to both sides, access to garage, side access to the rear of the property.

#### **Garage**

With metal up and over door, plumbing for washing machine, space for tumble dryer, wall mounted gas central heating and domestic hot water boiler, window overlooks the rear elevation.

#### **Rear Garden**

Good size, enclosed with fencing, offering privacy and seclusion, mature shrubbery and trees of various kinds, patio area for alfresco dining, shingled area to the side, outside water tap.

#### **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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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<i>Not environmentally friendly - higher CO2 emissions</i>		
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