RUSH WITT & WILSON

**154 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AW**
**£525,000**

**A substantial three/ four bedroom detached family house with three/ four reception rooms, downstairs shower room, kitchen/breakfast room, gas central heating system, double glazed windows and doors, VACANT POSSESSION, double garage, situated in the highly popular Cooden Beach Area of Bexhill, extensive off road parking to the front via cast iron gates, private rear garden, UPVC doubled glazed conservatory. Viewing comes highly recommended by RWW Bexhill. MORE PHOTOS TO FOLLOW. Council Tax Band E.**

**Entrance Lobby**
With entrance door.

**Entrance Hallway**
Tiled floor, double radiator, study area under the stairs.

**Shower Room**
WC with low level flush, double radiator, window to side elevation, wash hand basin with vanity unit, walk in shower cubicle, chrome heated towel rail, tiled walls.

**Living Room**
16'4 x 10'8 (4.98m x 3.25m)
Window to the front elevation and patio doors leading to conservatory, double radiator.

**Conservatory**
10'2 x 10'7 (3.10m x 3.23m)
UPVC double glazed construction with French doors leading out to garden, vertical radiator.

**Dining Room**
10'2 x 9'2 (3.10m x 2.79m)
Window to the rear elevation, single radiator.

**Bedroom Four/ Study**
12'6 x 7'9 (3.81m x 2.36m )
Window to both front and side elevations, double radiator, fitted wardrobe and drawers.

**Kitchen/Breakfast Room**
20'3 x 15'10 (6.17m x 4.83m)
Windows to the rear and side elevation, French doors lead out onto garden, double radiator, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single bowl sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, space for tumble dryer, tiled floor, gas hob, built in double oven with grill.

**First Floor Landing**
Window to the front elevation, built in airing cupboard, linen cupboard.

**Bedroom One**
16'2 x 10'8 (4.93m x 3.25m)
Windows to both front and rear elevations, two single radiators, fitted wardrobes.

**Bedroom Two**
12'3 x 9'8 (3.73m x 2.95m)
Window to the rear elevation, single radiator, fitted wardrobe cupboard.

**Bedroom Three**
11'10 x 13'1 (3.61m x 3.99m)
Window to the front elevation, double radiator, fitted wardrobe cupboard.

**Bathroom**
Suite comprising corner bath with ornate hand shower attachment, heated chrome towel rail, wc with concealed cistern, inset wash hand basin with vanity unit beneath, additional vanity wall cupboards with mirrors, obscured glass window overlooks the rear elevation, tiled floor and tiled walls.

**Outside**

**Front Garden**
Mainly bricked paved for extensive off road parking suitable foe caravans and multiple vehicles, all enclosed with a combination of hedging and mature shrubbery, cast iron gates to the front, side access.

**Rear Garden**
Mainly laid to lawn with patio area for alfresco dining, mature shrubbery offers privacy and seclusion, additional patio area, outside water tap.

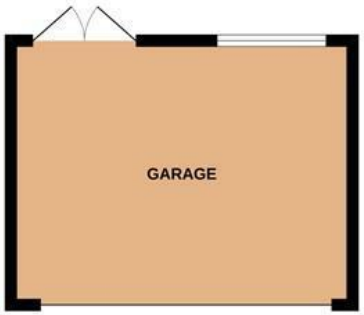
**Double Garage**
With up and over door, power and light, personal door to the rear, window to the rear.

**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
877 sq.ft. (81.4 sq.m.) approx.

1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.

DETACHED GARAGE
208 sq.ft. (19.3 sq.m.) approx.




TOTAL FLOOR AREA : 1676 sq.ft. (155.7 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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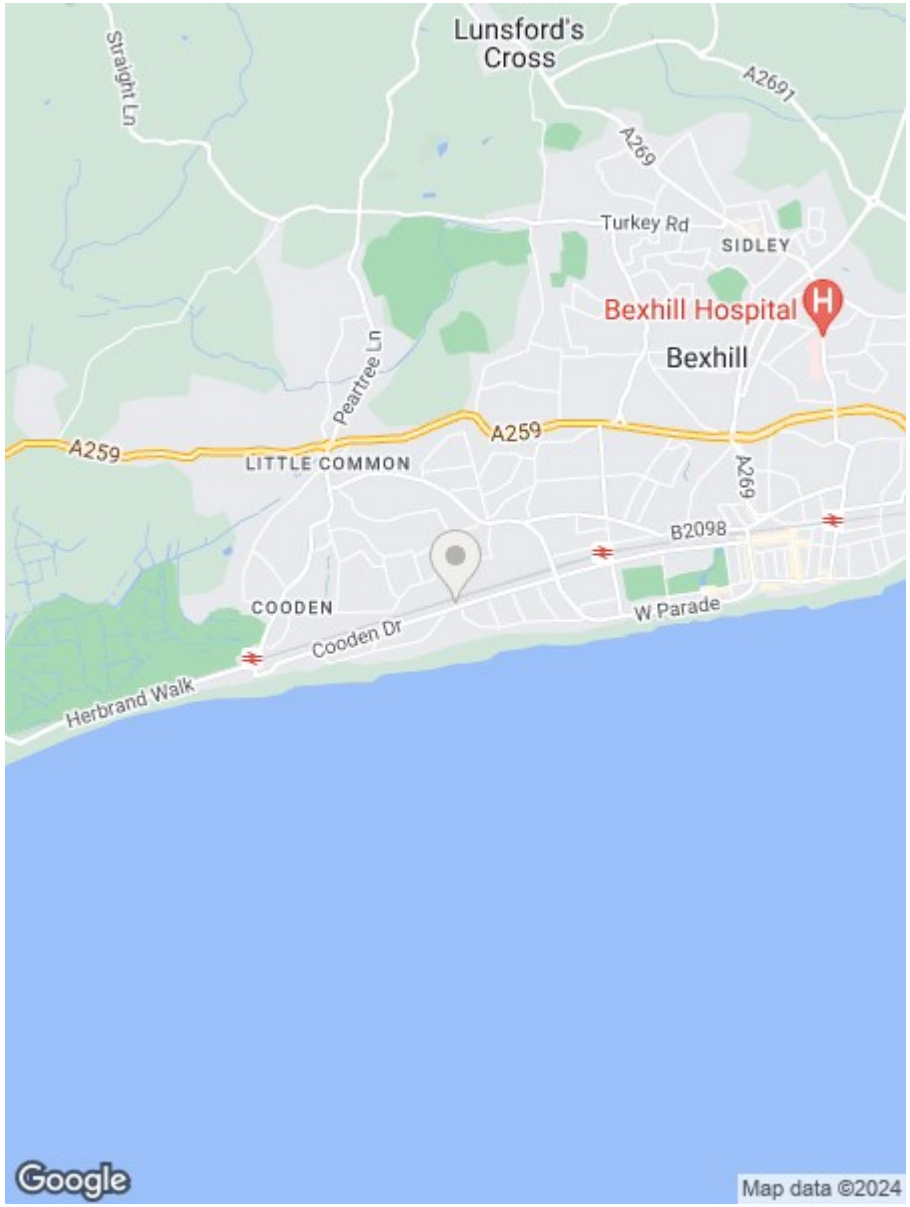


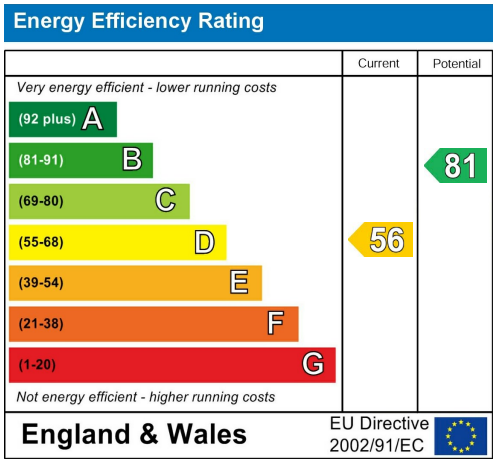


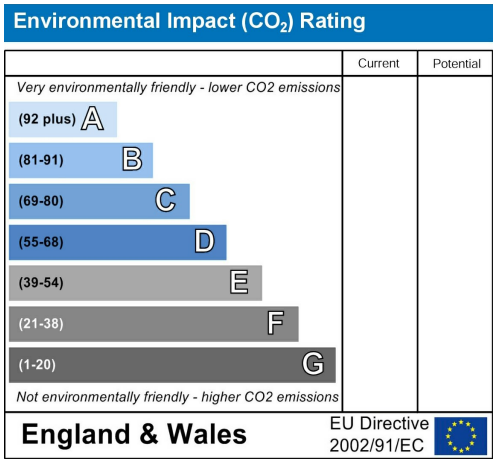


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