

**RUSH  
WITT &  
WILSON**



**11 The Barnhams, Bexhill-On-Sea, East Sussex TN39 3RE  
Guide Price £495,000 Freehold**

**Beautifully presented two/three bedroom detached "Larkin" built bungalow situated in this sought after residential location of Cooden, Bexhill. Offering bright and spacious accommodation throughout the property comprises large dual aspect living room, fitted kitchen/breakfast room, three double bedrooms, separate WC, bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts private front and rear gardens, off road parking and garage. Viewing comes highly recommended by Rush Witt & Wilson, sole agents.**



**Entrance Porch**

Glass panelled entrance door, window to the side, tiled flooring.

**Entrance Hallway**

Radiator, access to loft space via loft hatch, large airing cupboard housing hot water cylinder and slatted shelving with additional storage above.

**Living Room**

20'6 x 12' (6.25m x 3.66m )

Dual aspect with double glazed windows to the side and rear elevations with an additional glass panelled door giving access onto the rear garden, two radiators, fireplace.

**Kitchen**

12'3 x 10'11 (3.73m x 3.33m )

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink with drainer and mixer tap, integrated electric oven and grill, four ring electric hob and extractor fan above, space and plumbing for washing machine and dishwasher, space for free standing fridge and freezer, tiled splashbacks, tiled flooring, radiator and double glazed windows and doors overlooking and giving access onto the rear garden.

**Bedroom One**

16'4 x 10'7 (4.98m x 3.23m )

Double glazed windows to the front elevation, double radiator, built-in bedroom furniture comprising wardrobe cupboards and drawers.

**Bedroom Two**

14'1 x 13' (4.29m x 3.96m )

Double glazed window to the front elevation, radiator, fitted bedroom furniture comprising bedside drawers, wardrobes and overhead storage space.

**Dining Room/Bedroom Three**

11'5 x 11' (3.48m x 3.35m )

Double glazed windows and doors overlooking and giving access onto the rear garden, radiator.

**Separate WC**

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, part tiled walls, tiled flooring, radiator, obscure double glazed window to the rear.

**Bathroom**

Suite comprising wc with low level flush, pedestal mounted wash hand basin with mixer tap, corner bath with mixer tap with an additional hand shower attachment, walk-in shower cubicle with wall mounted shower controls, shower attachment and chrome shower head, part tiled walls, tiled flooring and obscure double glazed window to the side elevation.

**Outside****Front Garden**

Beautiful area of front garden laid to lawn with various plants and small shrubs and there is a block paved driveway providing off road parking for multiple vehicles.

**Rear Garden**

Beautifully maintained and well established and mainly laid to lawn with patio area suitable for alfresco dining, the garden comes with various plants, shrubs and trees and a large timber framed garden shed, electric operate sun canopy over from lounge window & door. The garden is enclosed to all sides offering privacy and seclusion and there is side access available to both sides.

**Garage**

Electrically operated up and over door and it also houses the gas central heating boiler. There is a side access door.

**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.

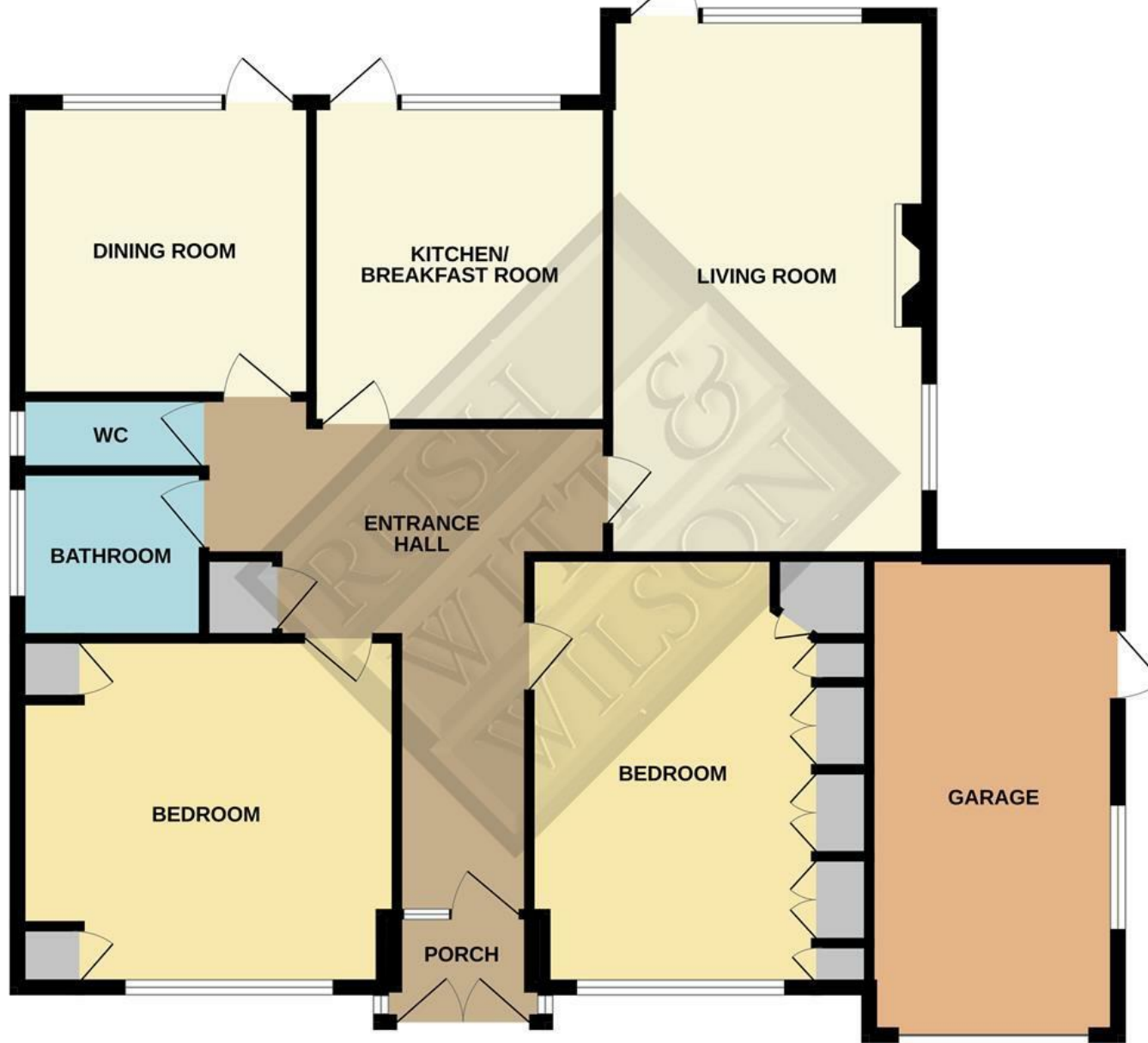
Council Tax Band – D

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.

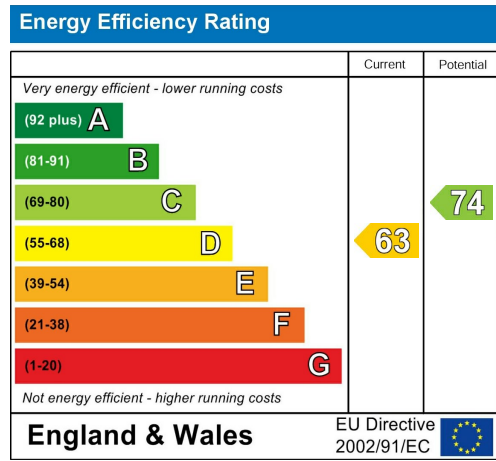
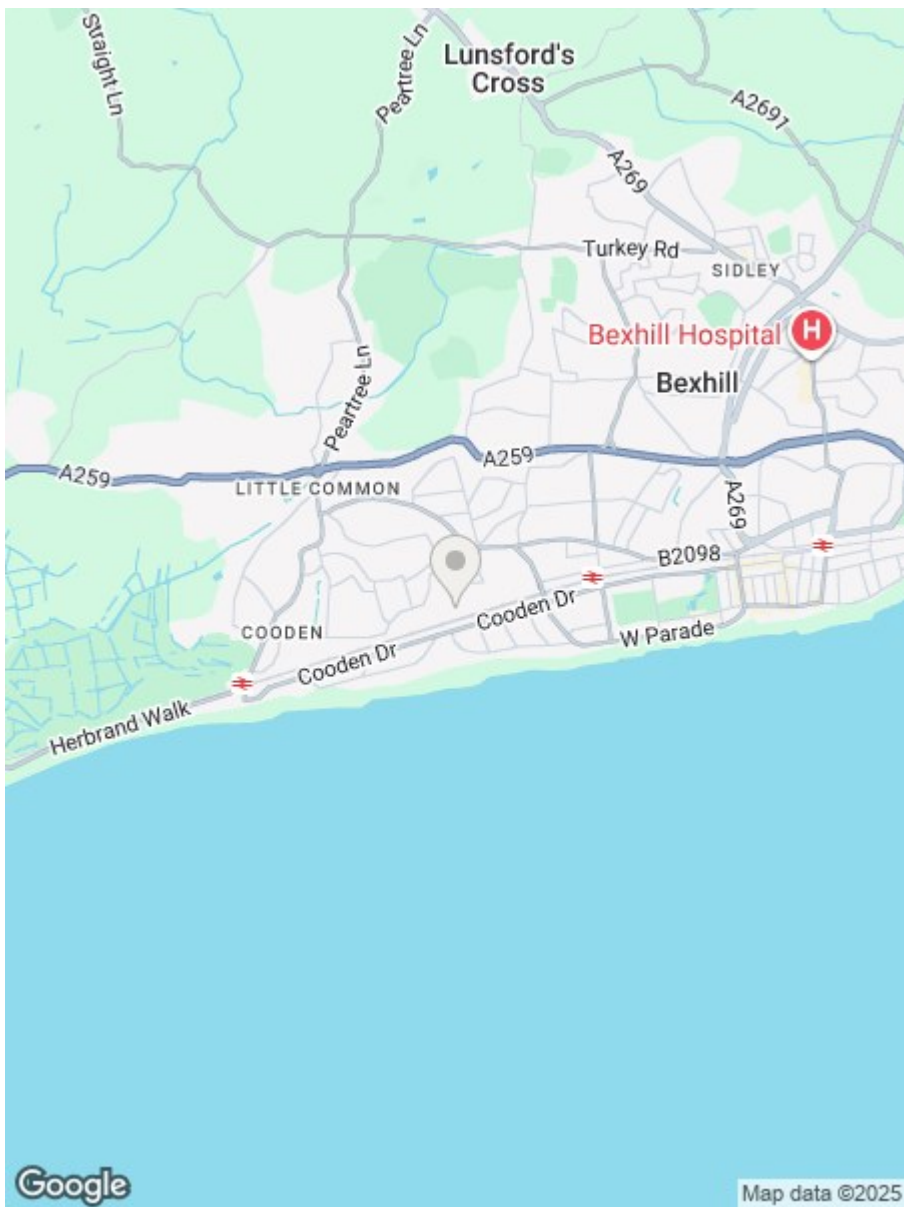


GROUND FLOOR  
1293 sq.ft. (120.1 sq.m.) approx.



TOTAL FLOOR AREA : 1293 sq.ft. (120.1 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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