

**RUSH  
WITT &  
WILSON**



**227 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AE**  
**£1,450,000**

**A very special, five bedroom detached beach fronted house, with direct beach access and stunning uninterrupted panoramic sea views, presented to an excellent standard by the current vendors. This beautiful beach fronted property comprises an impressive five bedrooms, four bathrooms, kitchen/breakfast room, sun room, two bedrooms to the ground floor and three first floor bedrooms, master bedroom with en-suite, first floor dressing room/ study, gas central heating system, double glazed windows and doors, versatile accommodation allows for potential annex if required, in/out driveway, extensive off road parking with double garage suitable for motor homes/ caravan boats etc, southerly aspect to the rear with stunning uninterrupted sea views and direct access to the beach, excellent potential to add boat/ water sports building to the rear. Viewing comes highly recommend by RWW Bexhill, sole agent. Council tax Band G.**



## Covered Porchway

### Entrance Hallway

With entrance door, two obscured glass windows overlook the front elevation, single radiator, under stairs storage cupboard, double radiator.

### Living Room

22'3" x 15'11" (6.79 x 4.87)

Two double radiators, modern inset real flame effect fire with chrome surround, double doors and windows overlook the rear southerly elevation over the rear garden with stunning uninterrupted sea views.

### Sunroom

18'5" x 9'3" (5.62 x 2.84)

uPVC double glazed windows and sliding doors overlook the rear elevation with stunning sea views, sliding patio doors lead into the kitchen/breakfast room.

### Kitchen/Breakfast Room

37'2" x 16'4" (11.35 x 4.98)

Window overlooks the rear elevation, obscured windows to the side elevation, door giving access to the side of the property, stunning fitted kitchen comprising a range of base and wall units with laminate moon fleck worktops, centre island with drawers and cupboard, induction hob with oven and grill, extractor canopy with light, brushed stainless steel splashback, single stainless steel sink unit with mixer tap, integrated dishwasher, integrated washing machine, space for tumble dryer, wall mounted gas central heating and domestic hot water boiler, additional one and half bowl stainless steel sink unit with mixer tap, space for American style fridge/freezer, leading into the dining area

### Dining Room Area

13'10" x 11'0" (4.22 x 3.37)

Obscured glass window to the side elevation, double radiator.

### Bedroom Five

14'0" x 12'11" (4.29 x 3.96)

French doors lead out onto the rear garden with stunning southerly views over the sea, double radiator.

### Bedroom Four

13'0" x 12'3" (3.97 x 3.74)

Window to the front elevation, double radiator.

### Bathroom

Suite comprising corner bath with hand/shower attachment and chrome controls, wc with low level flush, pedestal mounted wash hand basin, double radiator, tiled walls, obscured glass windows to the side elevation.

### Shower Room

Walk in shower with glass screen, chrome controls and chrome showerhead, wc with concealed cistern, tiled walls, wall mounted wash hand basin with vanity unit beneath, obscured glass window to the front elevation.

### First Floor Landing

Window to the side elevation, door to large eaves storage space with potential to convert into sixth bedroom if required, subject to planning permission.

### Bedroom One

22'6" x 22'4" (6.86 x 6.82)

Window overlook the rear elevation with uninterrupted sea views, vertical radiator, double radiator, door leads out onto sun balcony with iron railings, built in airing cupboard with slatted shelving and pre-lagged hot water cylinder.

### En-Suite

Comprising twin his and her wash hand basin with vanity units and drawers beneath, double radiator, obscured glass window to the side elevation, tiled walls, wc with low level flush, corner bath with hand shower attachment.

### Bedroom Two

10'5" x 9'10" (3.20 x 3.00)

Window overlooks the rear elevation with stunning sea views, double radiator, built in wardrobe cupboard.

### Bedroom Three

11'1" x 8'2" (3.40 x 2.51)

Window to the front elevation, single radiator, fitted wardrobe cupboards.

### Dressing Room/Study

5'8" x 4'9" (1.75 x 1.45)

Obscured glass window to the front elevation.

### Family Bathroom

Suite comprising panelled bath with hand/shower attachment, wc with low level flush, pedestal mounted wash hand basin, double radiator, obscured glass window to the side elevation, tiled walls.

## Outside

### Front Garden

Lawned areas, extensive off road parking for several vehicles, enclosed with retaining walls and mature shrubbery to both sides, side access is available down both sides of the property.

### Double Garage

18'1" x 18'5" (5.53 x 5.63)

Window to the side elevation, personal door to the rear, electrically operated up and over door, power and light.

### Rear Garden

Mainly laid to lawn with well stocked established shrub and plant beds, retaining walls providing privacy and seclusion, gate gives access to additional area of garden with direct access onto the shingled beach with York stone seating area and potential for boat house, picket fencing, stunning southerly views across to the South Downs in Eastbourne, outside water tap, raised shingled beds, outside lighting, to the side of the property there is a covered area with storage cupboard and side access.

### 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  
2097 sq.ft. (194.8 sq.m.) approx.

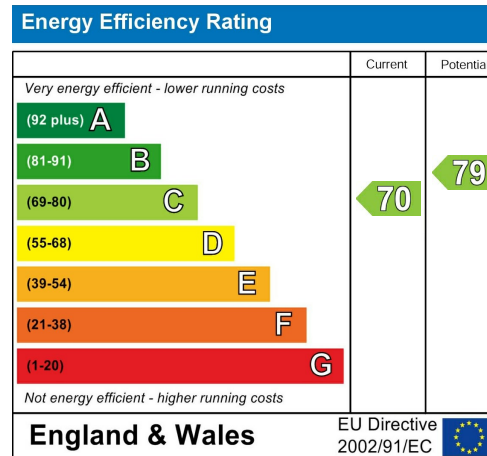
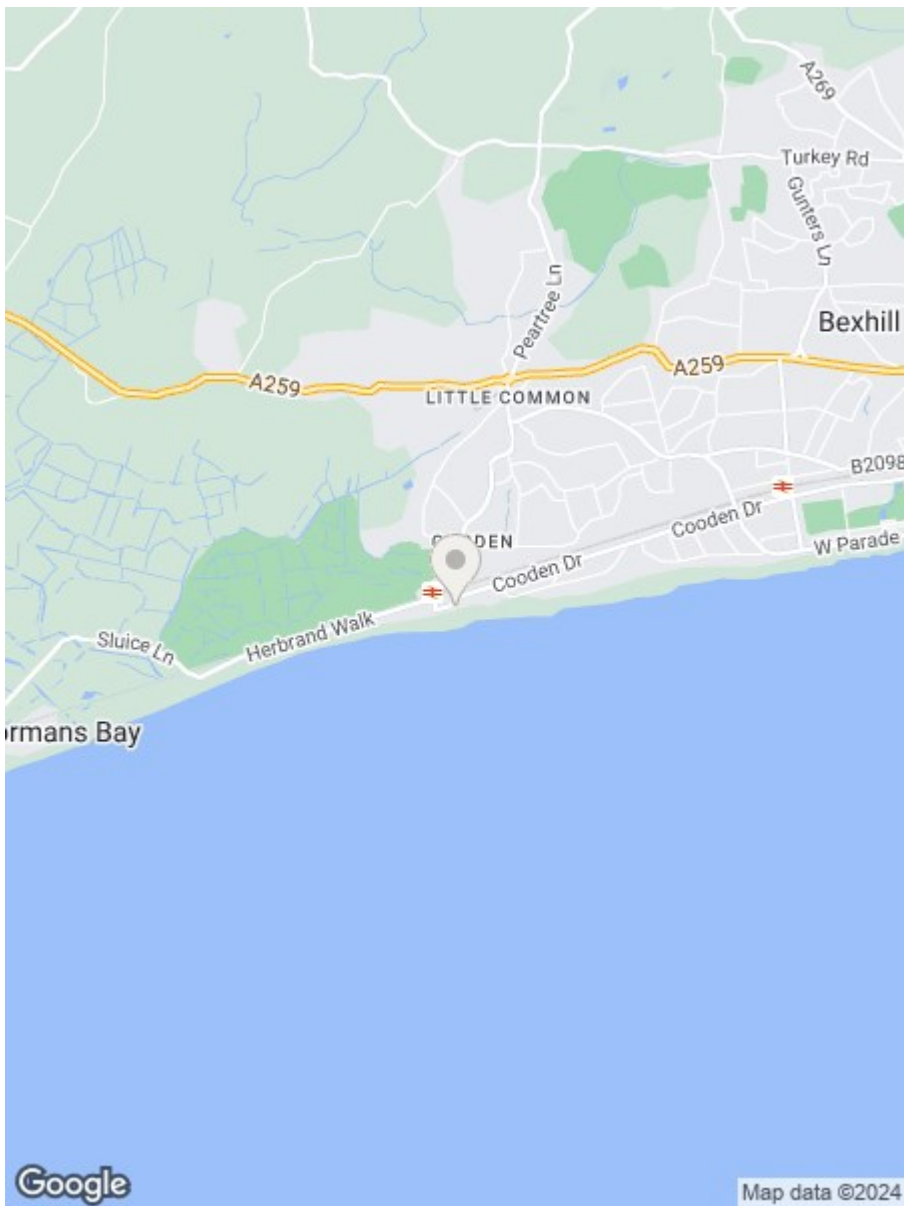


1ST FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



TOTAL FLOOR AREA : 3130 sq.ft. (290.8 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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