

**RUSH  
WITT &  
WILSON**



**216 Cooden Sea Road, Bexhill-On-Sea, East Sussex TN39 4TR  
£750,000**

**A stunning three bedroom detached bungalow in an exclusive private development enjoying beautiful uninterrupted views across Cooden Beach golf course, just a stones throw away from the sea. Presented to an exceptional standard with oak flooring throughout, large reception hall, open plan lounge and dining area, double glazed windows and doors. Extensive plot incorporating private gardens to the front, side and rear, close to beach and other amenities. Potential to extend STPP. Viewing comes highly recommended by RWW sole agents**



### **Reception Hall**

Entrance door, windows to front and side elevations, solid oak flooring, double radiator, door to garage, access to roof space, airing and storage cupboards.

### **Living Room**

18'1 x 13'10 (5.51m x 4.22m)

Patio doors open out onto the rear garden with beautiful views over Cooden Beach golf course. Solid wood oak floor, real flame inset modern gas fire, double radiator, alcove for television.

### **Dining Room**

10'9 x 9'5 (3.28m x 2.87m)

Window to side elevation, double radiator, solid wood oak flooring, sliding door to conservatory.

### **Conservatory**

14'7 x 8'9 (4.45m x 2.67m)

UPVC double glazed construction with sliding doors to the side, floor to ceiling windows with stunning views of the Cooden Beach golf course. Double radiator, tile effect flooring.

### **Kitchen**

11'5 x 11'1 (3.48m x 3.38m)

Window to side elevation with views down the 18th fairway to the South Downs beyond, door to side and double radiator. Modern fully tiled fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine or dishwasher, space for fridge, Bosch induction hob with brushed stainless steel splash back, extractor canopy and light, integrated eye level Bosch double oven with grill.

### **Bedroom One**

15'6 x 11'9 (4.72m x 3.58m)

Windows to rear elevation with views over the golf course and to the side, double radiator, solid oak wood flooring, TV aerial point and wardrobe.

### **En-Suite**

Fully tiled comprising walk in corner shower with chrome electric shower unit controls and shower head, pedestal wash hand basin, wc with low level flush, chrome heated towel rail, obscured glass window to front elevation, electric shaver point.

### **Bedroom Two**

10'4 x 11'9 (3.15m x 3.58m)

Window to rear elevation with views over the golf course, single radiator, solid oak wood flooring, TV aerial point and large wardrobe.

### **Bedroom Three**

10'10 x 7'10 (3.30m x 2.39m)

Window to front elevation, single radiator, solid oak wood flooring, TV aerial point.

### **Bathroom**

Fully tiled with modern suite comprising panelled bath with glass shower screen, wall mounted chrome electric shower unit with controls and shower head, wc with low level flush, pedestal wash hand basin, wall mounted heated towel rail, obscured glass window to the front elevation.

### **Outside**

#### **Front Gardens**

Large lawn area with raised flowerbeds, all enclosed with a combination of mature shrubbery and fencing to all sides. Indian sand stone pathways lead to both sides of the property and the entrance. Off road parking is available on the generous driveway area for several vehicles. Outside lighting.

#### **Double Garage**

Electrically operated up and over door. Power and light, plumbing for washing machine, stainless steel sink unit with single drainer, mixer tap and base cupboard. Storage cupboards, wall mounted gas central heating and domestic hot water boiler. Access to additional loft storage space.

#### **Rear Garden**

Mainly laid to lawn with neat, well stocked shrub and plant beds, extensive sunny patio area for alfresco dining enjoying stunning views over the Cooden Beach golf course. Outside power point and water tap, Gardens enclosed with fencing to all sides. LED lighting in rear soffits extending the whole width of the property.

#### **Side Area**

Fully paved with timber framed shed, additional shed to the other side of the property and an area for bin storage.

### **Location Information**

The property is within easy walking distance of the beach (about 200 yards), railway station, local hotel, Cooden Beach golf, tennis and squash clubs, shops, restaurants, cafes, doctors surgery and other amenities.

### **Agents Note**

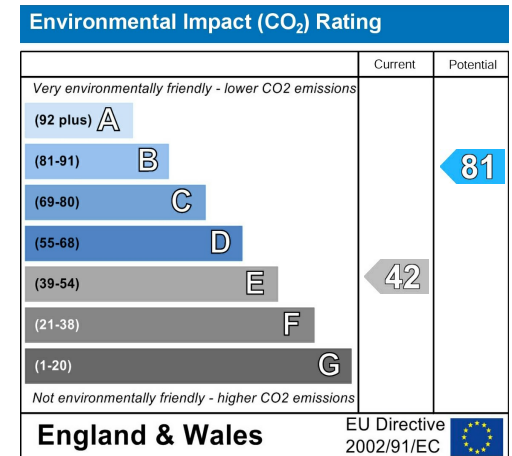
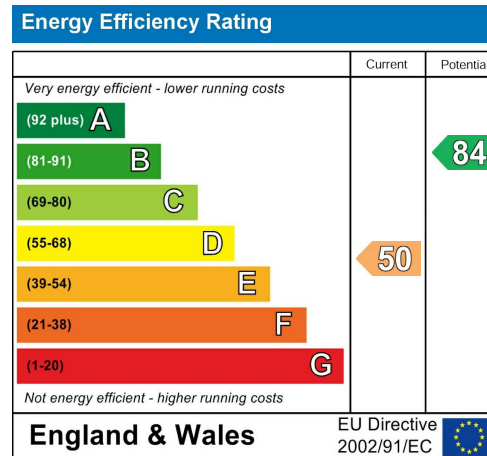
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose. Please be advised that cavity wall insulation has been installed since the valid EPC was completed.





TOTAL APPROX. FLOOR AREA 1671 SQ.FT. (155.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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