

**RUSH
WITT &
WILSON**



**'Shambles' 202 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AH
£629,950**

An opportunity to acquire this stunning three bedroom detached character property ideally located in one of Bexhill's most sought after locations of Cooden. Offering bright and spacious accommodation throughout the property comprises three double bedrooms, kitchen/breakfast room, large bay fronted lounge, separate dining room/ground floor bedroom, utility room, ground floor shower room, family bathroom and separate w.c. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers a stunning private and secluded garden with extensive and mature plants and shrubs and the front garden has a driveway which provides off road parking for multiple vehicles leading to a large garage. Ideally situated in the heart of Cooden with easy access to Cooden Beach Hotel, Cooden Beach railway station and still only a short distance from Bexhill Town Centre and Little Common Village. Viewing comes highly recommended by Rush Witt & Wilson, Bexhill, to appreciate this stunning character home in this ideal location.



Front Door

Obscure glass panelled window leading to:

Entrance Porch

8'9" x 3'6" (2.67m x 1.08m)

Double aspect double glazed windows to the rear and side elevations, wall mounted electric heater, obscure glass panelled internal door leading to:

Entrance Hall

Radiator, stairs leading to first floor, door with access to lounge, door with access to dining room.

Lounge

22'0" x 18'6" (6.73m x 5.64m)

Double glazed bay window and double glazed window to front elevations, four radiators, feature fireplace with fitted gas fire.

Door leading through to the hallway and door leading through to the second hallway.

Second Hallway

Understairs storage cupboard, large walk-in pantry with obscure double glazed window to rear elevation and fitted shelving, door leading back through to the dining room and open archway leading through to the kitchen/breakfast room.

Dining Room/Ground Floor Bedroom

14'3" x 12'1" (4.35m x 3.69m)

Triple aspect double glazed windows to both the rear and side elevations with a double glazed door giving access onto the rear garden. Two radiators, large built-in storage cupboard with hanging space and shelving.

Kitchen/Breakfast Room

17'2" x 9'10" (5.24m x 3.02m)

Double aspect double glazed windows to the front and rear elevations, radiator. Fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, double and a half sink with mixer tap, space for free standing fridge/freezer, plumbing space for dishwasher, space for free standing cooker with fitted extractor hood above, wall mounted gas central heating boiler. Door leading through to the side porch/utility area.

Side Porch

10'5" x 3'10" (3.19m x 1.18m)

Obscure double glazed stable style door leading to the front of the property, wall mounted electric radiator, door with rear access onto the garden, double glazed velux window to front elevation, overhead cupboard with access to eaves storage, open archway leading through to the utility room.

Utility Room

9'8" x 7'3" (2.95m x 2.21m)

Double glazed window to front elevation. Matching wall and base level units with laminate roll edge worktop surface, single stainless steel single sink with mixer tap, plumbing space for washing machine, additional space for free standing fridges/freezers.

Ground Floor Shower Room

Obscure double glazed window to rear elevation, electric radiator, walk-in shower cubicle which is fully tiled and has a wall mounted shower controls and shower attachment, wall mounted wash hand basin with tiled splashback and low level w.c., extractor fan.

First Floor Landing

Double glazed window to rear elevation overlooking the rear garden, airing cupboard housing hot water cylinder with slatted shelving, storage cupboard with fitted shelving, access to loft space.

Master Bedroom

16'1" x 9'10" (4.92m x 3m)

Double glazed window to front elevation, radiator, large built-in storage cupboard with hanging space and shelving.

Bedroom Two

14'1" x 9'5" (4.30m x 2.88m)

Double glazed window to front elevation, radiator, built-in wardrobe with hanging space and shelving.

Bedroom Three

10'0" x 9'3" (3.06m x 2.84m)

Double glazed window to front elevation, radiator.

Family Bathroom

Double glazed window to rear elevation, radiator, panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin, part tiled walls, electric shower point.

Separate WC

Obscure double glazed window to rear elevation, radiator, low level w.c.

Outside

Front Garden

Mainly laid to lawn with some mature plant, shrub and hedges, block paved driveway providing off road parking for multiple vehicles leading to the large garage, gated access down one side of the property leading to the rear garden.

Rear Garden

Private and secluded garden which is mainly laid to lawn with extensive mature, plant, shrub and hedge borders, door with rear access into the large garage, timber summer house with light and power. Gated access down one side leading to the front.

Garage

25'1" x 11'4" (7.67m x 3.46m)

Electric up and over door, light, power, fitted shelving, fitted work benches and access to loft space providing additional and ample storage.

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
 APPROX. FLOOR
 AREA 1202 SQ.FT.
 (111.6 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 524 SQ.FT.
 (48.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1725 SQ.FT. (160.3 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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