

**RUSH
WITT &
WILSON**



**48 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DQ
Offers In The Region Of £575,000**

A bright and spacious circa.1930's, detached four bedroom chalet style house with grand entrance hall, private front and rear gardens, sunroom porch, gas central heating system, double glazed windows and doors, wood burning stove, kitchen with separate breakfast room, boiler room, pantry, downstairs bathroom and first floor shower room, extensive off road parking, garage, VACANT POSSESSION. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Sun Room Porch

With windows to the southerly front elevation and entrance door.

Grand Entrance Hallway

With two single radiators, understairs storage cupboard, bright and spacious with further cloaks cupboard.

Living Room

17'5 x 17'1 (5.31m x 5.21m)

Two double radiators, bay window to the front elevation, further window to side, free standing wood burning stove.

Breakfast Room

17'7 x 8'5 (5.36m x 2.57m)

Two double radiators, windows overlook both the side and rear elevations with French doors leading out to the rear garden.

Kitchen

17'9 x 10'7 (5.41m x 3.23m)

Window to the side elevation and door leads out to the rear lobby. Fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, twin bowl sink unit with mixer tap, induction hob, fitted double oven with grill, space for fridge/freezer, plumbing for washing machine, tiled splashbacks, walk-in pantry with shelving and obscure glass windows to the rear elevation.

Rear Lobby

Windows overlook the side and rear elevation with door leading out to the rear garden, boiler room, with windows to front elevation, wall mounted gas central heating and domestic hot water boiler with some shelving.

Bedroom One

17'4 x 15'6 (5.28m x 4.72m)

Bay window overlooks the southerly front elevation, three single radiators.

Bedroom Two

13'8 x 11'1 (4.17m x 3.38m)

Window to the side elevation, single radiator.

Bathroom

Converted in to a wet room with wall mounted electric shower unit, controls and shower head, w.c. with low level flush, wall mounted wash hand basin, heated chrome towel rail, tiled walls.

First Floor Landing

Access to roof space.

Bedroom Three

17'8 x 14'3 (5.38m x 4.34m)

Window to the front elevation, double radiator, eaves storage cupboard.

Bedroom Four

17'8 x 9'2 (5.38m x 2.79m)

Windows to front elevation, double radiator.

Cloakroom

WC with low level flush, pedestal wash hand basin, obscure glass window overlooks the rear elevation, single radiator, eaves storage cupboard.

Shower Room

Obscure glass window to the side elevation, single radiator, walk-in shower cubicle with extractor fan, wall mounted electric shower unit controls and shower head.

Outside

Front Garden

Mainly laid to lawn with well stocked mature shrub and flower beds with tarmac driveway for excellent off road parking, enclosed by fencing to all sides and is extensive in size.

Rear Garden

Mainly laid to lawn with patio areas for alfresco dining to either sides, there is an attached workshop with window to side, power and light, chip barked area.

Single Garage

With up and over door, power and light.

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.







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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