

**RUSH  
WITT &  
WILSON**



**126 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AW**  
**£650,000**

**A beautiful and spacious four bedroom detached Edwardian house situated along the highly sought after Cooden Drive Bexhill, with four reception rooms, family bathroom, en-suite to master bedroom, upvc double glazed conservatory, downstairs cloakroom, gas central heating system, double glazed windows and doors, kitchen/breakfast room, garage, beautiful private front and rear gardens, . Viewing comes highly recommended by Rush Witt & Wilson. Council Tax Band E.**



### **Entrance Hall**

With entrance door, two windows to the side elevation, single radiator, large understairs storage cupboard, double radiator.

### **Cloakroom**

W.C with low level flush, inset wash hand basin, single radiator, half height wall tiling, obscure glass window overlooks the rear elevation.

### **Living Room**

20'9" x 13'6" (6.34m x 4.12m )

Two single radiators, bay window to the front elevation, open fireplace with wood surround and copper canopy, tiled plinth and cast iron grid.

### **Drawing Room**

18'8" x 13'5" (5.69m x 4.11m)

Windows to both front and side elevations, single radiator, ornate cast iron fireplace with tiled inserts and tiled plinth.

### **Dining Room**

11'4" x 14'2" (3.46m x 4.32m )

Window to the rear elevation, single radiator, multi-fuel wood or coal burning stove, fitted cupboard and glass cabinet.

### **Kitchen/Breakfast Room**

14'2" x 11'8" (4.32m x 3.58m )

Two windows overlook the rear elevation, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single bowl twin drainer sink unit with mixer tap, plumbing for dishwasher, double radiator, integrated double oven with grill, induction hob with extractor canopy and light and door leads to the garage, built-in fridge.

### **Conservatory**

11'5" x 10'4" (3.49m x 3.16m )

UPVC double glazed and overlooks the rear garden with French doors leading out to the patio, double radiator.

### **First Floor Landing**

Access to the roof space, single radiator, window to the rear, built-in airing cupboard.

### **Bedroom One**

17'7" x 9'5" (5.36m x 2.89m )

Bay window overlooks the front elevation, single radiator, fitted wardrobe cupboards.

### **En-Suite**

Comprising walk-in wet room shower with hand shower attachment, frosted window to the rear, w.c. with low level flush, pedestal wash hand basin, chrome heated towel rail, half height wall tiling.

### **Bedroom Two**

18'6" x 11'5" (5.66m x 3.49m )

Window to the front elevation, double radiator, inset wash hand basin with vanity unit, tiled splashback and mirror.

### **Bedroom Three**

10'5" x 9'4" (3.18 x 2.85)

Window to the rear elevation, single radiator.

### **Bedroom Four**

18'8" x 11'5" (5.71m x 3.48m )

Windows to front elevation, single radiator, fitted wardrobe cupboards and dressing table with drawers, inset wash hand basin with vanity unit beneath, tiled splashback and mirror.

### **Family Bathroom**

Panelled bath, w.c. with low level flush, walk-in shower cubicle with electric shower unit controls and shower head, w.c. with low level flush, pedestal wash hand basin, bidet, double radiator, two obscure glass windows overlook the rear elevation.

### **Outside**

#### **Front Garden**

Mainly laid to lawn and has been beautifully landscaped with well stocked flower and shrub beds and enclosed with fencing to both sides and retaining wall to the front with stone chip low maintenance and decorative area, off road parking is available on an extensive driveway. Pathway leads to the side of the property and driveway to the garage.

#### **Rear Garden**

Landscaped and mainly laid to lawn enclosed with fencing to all sides, beautiful patio areas for alfresco dining, timber framed shed, side access available.

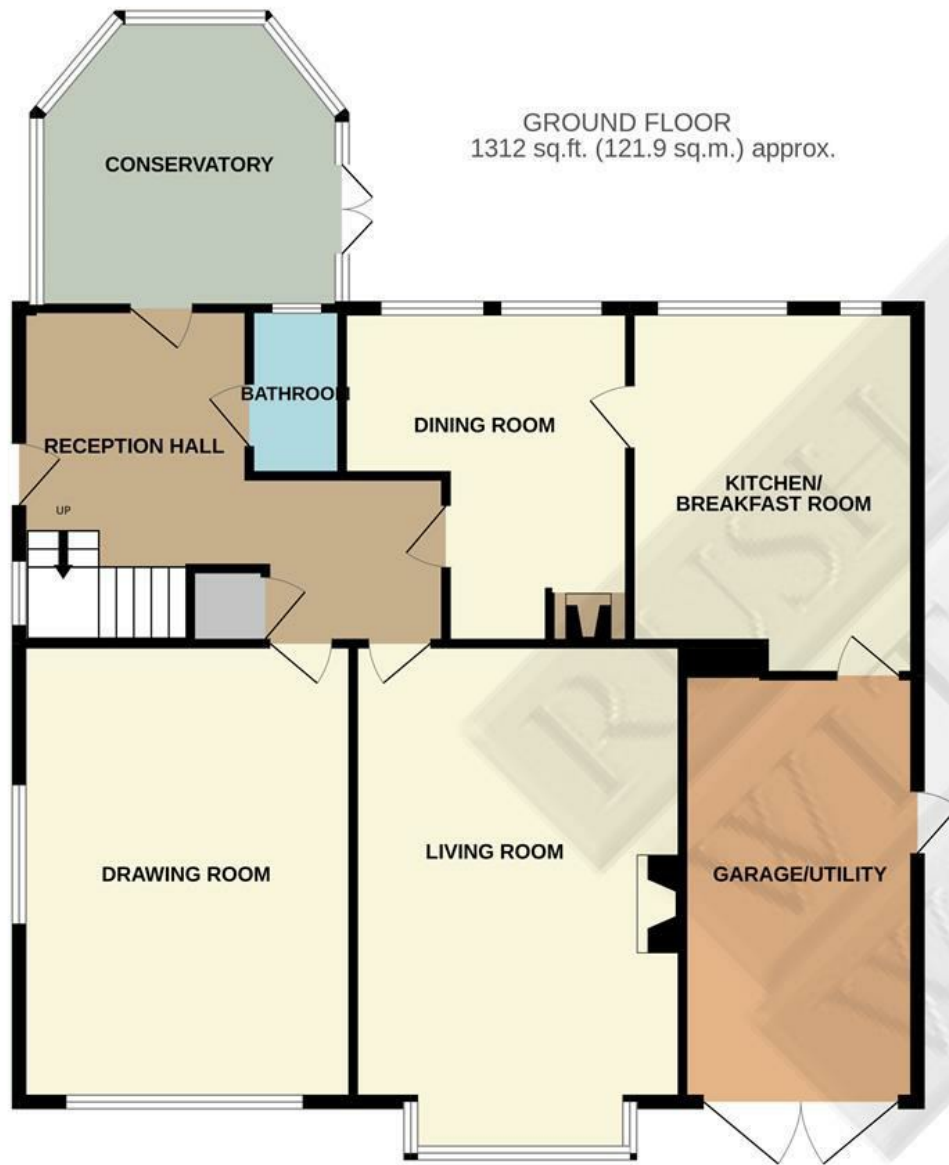
#### **Single Garage**

With double opening doors, utility area to the rear with plumbing for washing machine and base unit with single drainer stainless steel sink and taps, space for tumble dryer and other additional white goods.

### **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  
1312 sq.ft. (121.9 sq.m.) approx.

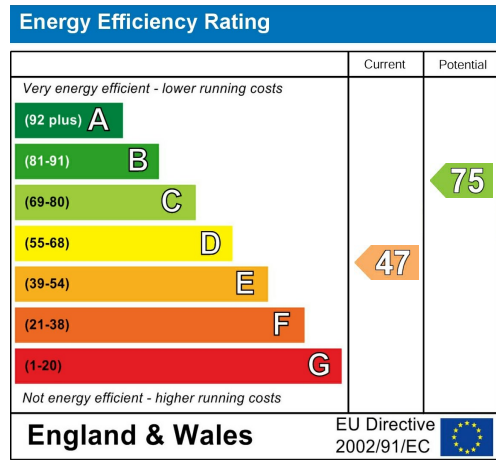
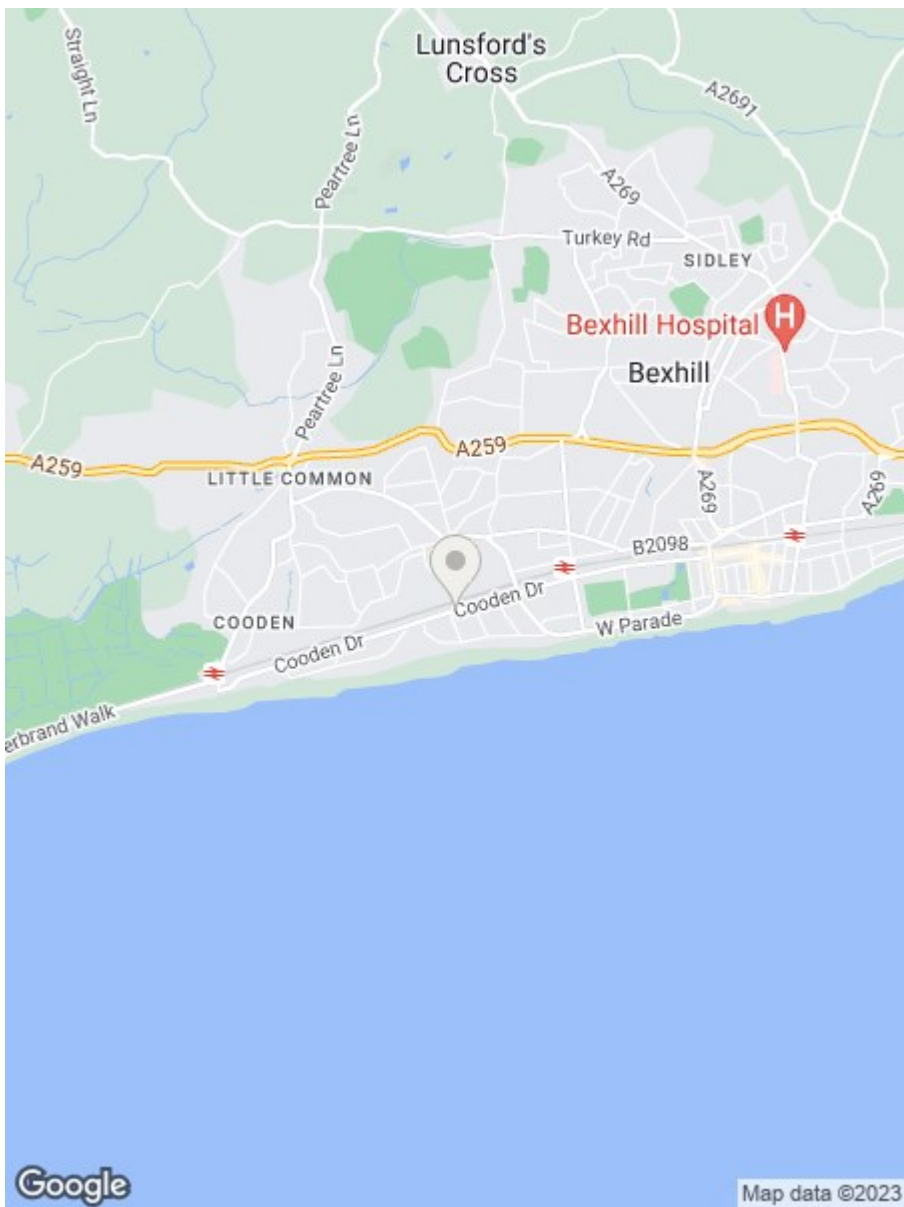


1ST FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.

TOTAL FLOOR AREA : 2318 sq.ft. (215.3 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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