

RUSH  
WITT &  
WILSON



**54 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AX**  
**£615,000**

**A spacious four bedroom detached chalet style house with gas central heating system, double glazed windows and doors, upvc conservatory, sun porch, two bathrooms to the ground and first floor, kitchen/breakfast room, utility room, downstairs cloakroom, extensive off road parking, garage, private front and rear gardens. Viewing comes highly recommended by Rush Witt & Wilson, Sole agents.**



**Sun Porch**

Windows to the southerly elevation, terracotta floor tiling.

**Entrance Hallway**

Two double radiators, understairs storage cupboard.

**Cloakroom**

WC with low level flush, single radiator, obscure glass window overlooks the rear elevation.

**Lounge/Dining Room**

27'4 x 11'10 (8.33m x 3.61m )

Bay window to the front elevation, window to side, two double radiators, French doors lead out to conservatory.

**Conservatory**

12'10 x 10'7 (3.91m x 3.23m )

UPVC double glazed construction, tiled floor and overlooks the rear garden with French doors to side.

**Kitchen/Breakfast Room**

12'4 x 12' (3.76m x 3.66m )

Window overlooks the rear elevation, double radiator. Fitted kitchen comprising a range of wall and base units with laminate straight edge worktops, one and a half bowl single drainer sink with mixer tap, plumbing for dishwasher, built-in oven and grill with integrated microwave oven above, ceramic hob with extractor canopy and light, space for fridge and freezer, further wall units with glass fronts, walk in pantry with shelving and obscure glass window to the side elevation.

**Utility Room**

Plumbing for washing machine, space for tumble dryer, double radiator, tiled floor, laminate worktop with floor unit, wall mounted gas central heating and domestic hot water boiler, door to the side.

**Additional Cloakroom**

WC with low level flush, corner wash hand basin, tiled walls, obscure glass window to the rear elevation.

**Bedroom One**

16'2 x 12'2 (4.93m x 3.71m )

Original 1930's fireplace, bay window to the front elevation, double radiator.

**Bedroom Four**

11'7 x 9'9 (3.53m x 2.97m )

Window overlooks the rear elevation on to the rear garden with a single radiator.

**Shower Room**

Modern suite comprising walk-in double width shower with chrome controls fixed shower head and hand shower attachment, aqua splashbacks, sliding door, inset wash hand basin set on marble plinth with vanity unit and drawers beneath, wc with low level flush, obscure glass window to the rear elevation, tiled walls. Radiator, with chrome towel towel rail.

**First Floor Landing**

Double radiator, access to roof space, door to eaves storage and built-in linen cupboard with hot water cylinder.

**Bedroom Two**

17'5 x 10'8 (5.31m x 3.25m )

Window overlooks the front elevation, single radiator, built-in storage cupboard.

**Bedroom Three**

16'2 x 10'6 (4.93m x 3.20m )

Window to front elevation, single radiator, original cast iron fireplace.

**Bathroom**

Panelled bath with hand shower attachment, w.c. with low level flush, pedestal wash hand basin, half height wall tiling, single radiator, velux window to the side elevation.

**Outside****Front Garden**

Mainly laid to lawn with a whole host of different shrubs, plants and trees of various kinds and all enclosed with fencing to all sides, side access available, extensive off road parking is available also on the brick paved driveway, parking areas with oval island.

**Rear Garden**

Beautifully arranged with a combination of lawned areas and patio areas for alfresco dining and not overlooked to the rear with mature shrubbery, flower and plant beds and shrub beds adorn the garden to all sides. There is a timber framed summerhouse, outside water tap, side access is available.

**Single Garage**

With up and over door, power and light and personal door to side.

**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.

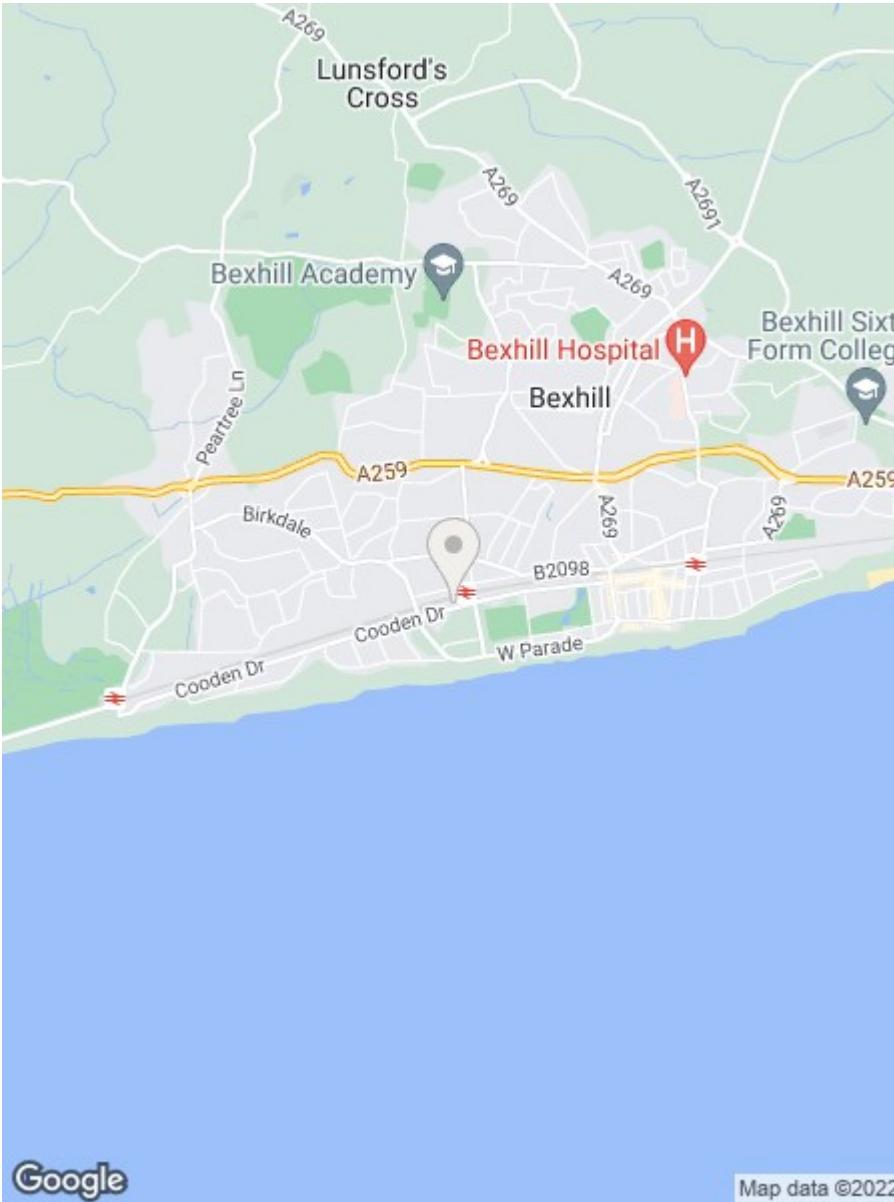




**TOTAL FLOOR AREA : 2104 sq.ft. (195.5 sq.m.) approx.**

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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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

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