

**RUSH
WITT &
WILSON**



167 Cooden Sea Road, Bexhill-On-Sea, East Sussex TN39 4TE
£850,000

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented and deceptively spacious five bedroom detached chalet bungalow ideally located in the highly sought after location of Cooden/Little Common. Offering bright and spacious accommodation throughout and boasting an impressive 3000+ sqft, the property comprises lounge/diner, large modern fitted kitchen/breakfast room, conservatory, two double bedrooms, single bedroom, large study, utility room, wet room and family bathroom all to the ground floor. To the first floor there are two double bedrooms, both benefiting from direct access onto the south facing sun terrace and en-suite shower rooms. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout, including large eave storage space. Externally the property offers a stunning and beautifully maintained south facing rear garden of approximately 120ft in length, with summerhouse and garden pond, whilst to the front of the property there is a large blocked paved in and out driveway providing off road parking for multiple vehicles and a one and half sized detached garage. Conveniently situated within equal distance between Cooden Beach and Little Common Village with its wide range of amenities, viewing comes highly recommended by RWW Bexhill to appreciate this stunning property in this highly sought after location of west Bexhill. Council Tax Band F.



Entrance Porch

Obscured double glazed front door with obscured double glazed sidelight window leading to the large entrance hall.

Entrance Hall

Modern vertical radiator, stunning feature staircase, two built in storage cupboards both with hanging space and shelving, airing cupboard with slatted shelving, heat bar and additional storage cupboard above, recessed ceiling spotlights.

Kitchen/Breakfast Room

23'5" x 15'2" (7.16 x 4.63)
Double glazed window and double glazed stable door to the rear elevation giving direct access onto the rear garden, double glazed remote controlled Velux windows to the rear and side elevations, radiator, plinth heater, modern fitted kitchen with a range of matching wall and base level units with solid granite worktop surfaces, space for American style fridge/freezer, two integrated eye level electric 'Kupperbusch' ovens, combi oven/microwave, integrated coffee machine, integrated wine cooler, inset bowl and half sink with worktop drainer and mixer tap, integrated dishwasher, kitchen island with electric hob and fitted extractor hood above, part tiled walls, Amtico flooring, plinth lighting, recessed ceiling spotlights.

Utility Room

8'2" x 6'3" (2.50 x 1.92)
Double glazed window to the front elevation, door leading back through to kitchen/breakfast room, door leading through to study, plumbing space for washing machine, large utility sink with mixer tap and storage cupboard beneath, space for free standing tumble dryer, part tiled walls, Amtico flooring, extractor fan.

Study

13'10" x 7'9" (4.23 x 2.37)
Double glazed French doors to the front elevation, radiator, built in storage/services cupboard housing the electric meter and electric consumer unit.

Lounge/Diner

25'9" x 16'9" (7.86 x 5.11)
Double glazed French doors with double glazed windows to the rear elevation giving direct access onto the rear garden patio, set of internal bi-folding doors giving access to the conservatory, two radiators, modern inset wood burning stove with 'Welsh Slate' hearth, engineered oak flooring.

Conservatory

10'8" x 9'8" (3.26 x 2.97)
Triple aspect double glazed windows to the rear and both side elevations with double glazed French doors to the side elevation giving access onto the rear garden patio, engineered oak flooring with under floor heating.

Bedroom One

13'10" x 13'11" (4.24 x 4.25)
Double glazed French doors with double glazed windows to the rear elevation giving direct access onto the rear garden patio, two radiators, built in storage cupboard with fitted shelving, engineered oak flooring.

Bedroom Two

12'11" x 11'2" (3.95 x 3.41)
Double glazed windows to the front elevation, radiator, large fitted double wardrobe comprising hanging space and shelving, engineered oak flooring.

Bedroom Five

11'2" x 6'11" (3.41 x 2.12)
Double glazed window to the front elevation, double radiator.

Family Bathroom

Obscured double glazed window to side elevation, heated chrome towel rail, modern white suite comprising a panel enclosed bath with mixer tap, wall mounted shower controls and shower attachment, vanity unit with wash hand basin and mixer tap, low level wc with concealed cistern, extractor fan.

Wet Room

Obscured double glazed windows to the front elevation, heated chrome towel rail, modern suite comprising low level wc, vanity unit with wash hand basin, mixer tap and storage drawers beneath, walk in shower area with wall mounted shower controls and rain effect showerhead, tiled walls, mosaic tiled floor with under floor heating, extractor fan, recessed ceiling spotlights.

First Floor Landing

Galleried landing with large double glazed remote controlled Velux window to the front elevation, engineered oak flooring.

Bedroom Three

13'3" x 12'11" (4.06 x 3.94)
Double glazed window and double glazed door to the rear elevation giving direct access onto the large sun terrace/balcony, benefitting from lovely leafy views with glimpses of the sea, remote controlled double glazed Velux window to the side elevation with inset fitted blind, radiator, cupboard door with access to the large eaves storage, door with access into en-suite shower room.

En-Suite Shower Room

Remote controlled, double glazed Velux window to the side elevation, heated chrome towel rail, modern suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc, large walk in corner shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, part tiled walls, part aqua panelled walls, extractor fan.

Bedroom Four

13'3" x 12'2" (4.05 x 3.71)
Double glazed door to the rear elevation giving direct access onto the sun terrace/balcony, remote controlled double glazed Velux window to the side elevation with inset fitted blinds, radiator, cupboard door with access to the large eaves storage, engineered oak flooring, the bedroom leads through to the dressing area/study area.

Dressing Area

7'4" x 4'6" (2.25 x 1.38)
Remote controlled Velux window to the side elevation with inset fitted blinds, engineered oak flooring, door through to en-suite.

En-Suite Shower Room

Remote controlled, double glazed Velux window to the side elevation

with inset fitted blind, heated chrome towel rail, bathroom suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect shower head, part tiled walls, extractor fan, door giving access into large storage/boiler cupboard housing the wall mounted gas central heating boiler, and two doors giving access into the wrap around eaves storage.

South Facing Sun Terrace/Balcony

10'6" x 6'2" (3.22 x 1.89)
Accessed from both upstairs bedrooms, glass banisters with stunning views across the gardens with glimpses of the sea.

Outside

Front Garden

Large blocked paved in/out driveway providing off road parking for multiple vehicles with extensive and mature flowerbeds comprising mature shrubs and hedging, gated access down both sides of the property leading to the rear garden with side housing outside tap.

Large Detached One And Half Sized Garage

17'8" x 12'11" (5.41 x 3.94)
With electric up and over door, obscured double glazed window and obscured double glazed door to the side elevation, light and power, fitted loft ladder giving access to extensive loft storage space.

Rear Garden

Stunning, beautiful maintained private and secluded south facing rear garden approximately 120" in length, with Indian sandstone laid patio with outside tap and large remote controlled awning off the kitchen. The next part of the garden is mainly laid to lawn with extensive and mature plants, shrubs and hedging with a Indian sandstone laid pathway leading to the rear of the garden, timber summer house with timber decking area and garden pond, outside tap, steps leading down to the rear part of the garden which is currently used as an allotment, which is partly laid to lawn with the rest consisting of 2 large raised vegetable beds, 3 further vegetable/fruit beds, two timber garden sheds, greenhouse.

Summerhouse

11'5" x 9'6" (3.49 x 2.91)
Timber summerhouse with double glazed windows to the front and side elevations with a set of double glazed French doors to the front elevation, light and power, electric consumer unit.

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.

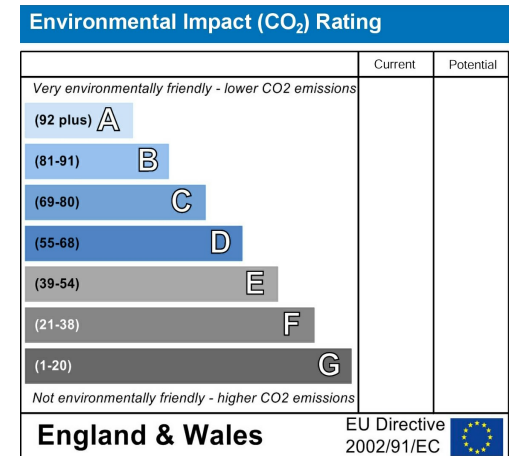
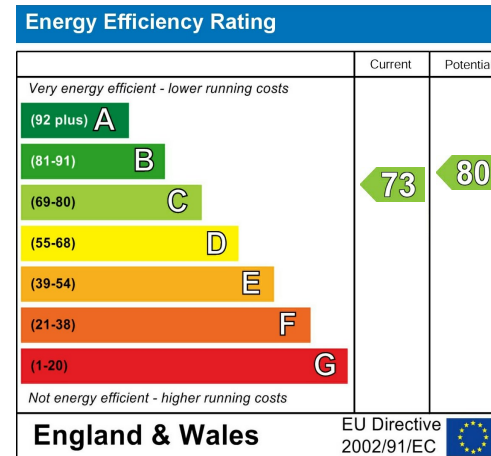
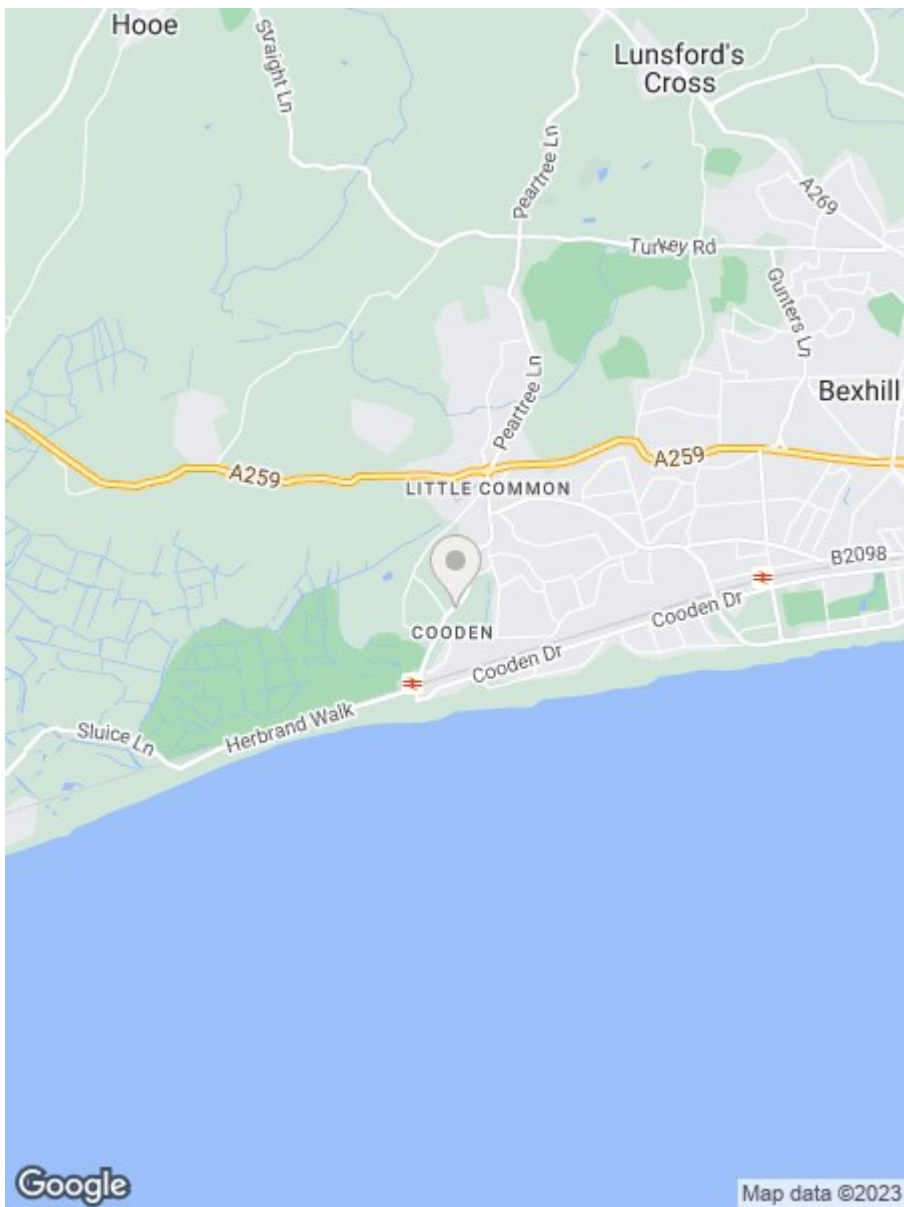




TOTAL FLOOR AREA : 3083 sq.ft. (286.4 sq.m.) approx.

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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