

**RUSH  
WITT &  
WILSON**



**1 Warnham Gardens, Bexhill-On-Sea, East Sussex TN39 3SP  
£384,950**

**An opportunity to acquire this three bedroom detached house in need of modernisation and ideally located in this quiet and sought after location of Cooden with NO ONWARD CHAIN. Offering bright and spacious accommodation throughout, the property comprises L-shaped lounge/diner, fitted kitchen, three double bedrooms, family bathroom and two separate wc's. Other internal benefits to the property include gas central heating to radiators and double glazed windows throughout. Externally the property offers private gardens to three sides of the property, a driveway and integral single garage. Ideally situated on this generous corner plot in this quiet cul-de-sac location of Cooden, viewing comes highly recommended by the vendors chosen sole agent Rush, Witt and Wilson Bexhill to appreciate this spacious family home with great potential.**



**Entrance Porch**

11'3" x 4'0" (3.45 x 1.24)

PVC front door leading into entrance porch with double aspect double glazed windows to the front and side elevations, wall mounted down lighter, timber internal front door with glass panel leading through to hallway.

**Hallway**

Original parquet flooring Radiator, stairs leading to first floor, large understairs storage cupboard housing the electric and gas meter, electric fuse box.

**Kitchen**

11'10" x 9'0" (3.62 x 2.75)

Rear aspect double glazed windows over looking the rear garden, side aspect obscured double glazed door giving access to the side of the property, fitted kitchen with a range of matching wall and base level units with roll top work surfaces, inset stainless steel sink with hot and cold taps, space for free standing cooker, space for free standing fridge/freezer, built in pantry with fitted shelving, wall mounted gas central heating boiler, plumbing space for washing machine, part tiled walls, serving hatch through to dining room.

**Lounge**

16'6" x 10'10" (5.04 x 3.32)

Double aspect, double glazed window to the front and rear elevations with a double glazed glass panelled door giving access on to the rear garden, two radiators, open archway leading through to dining room, original parquet flooring and original feature fireplace with open fire.

**Dining Room**

8'11" x 9'11" (2.73 x 3.03)

Double glazed window over looking the rear garden, radiator, serving hatch through to kitchen, open archway leading back through to lounge.

**Ground Floor WC**

Side aspect obscured double glazed window, low level wc, wall mounted wash hand basin with hot and cold taps and tiled splash back.

**First Floor Landing**

Front aspect obscured double glazed window, access to loft space, storage cupboard with fitted shelving, airing

cupboard housing the hot water cylinder with slatted shelving.

**Bedroom One**

16'6" x 10'10" (5.05 x 3.32)

Double aspect double glazed windows to the front and rear elevations, two radiators.

**Bedroom Two**

11'11" x 13'1" (3.65 x 4)

Front aspect double glazed dormer window, radiator, range of fitted shelving and cupboards, fitted wardrobes with a range of hanging space and shelving.

**Bedroom Three**

11'11" x 9'11" (3.64 x 3.03)

Rear aspect double glazed window, radiator.

**Bathroom**

Rear aspect obscured double glazed window, radiator, panelled enclosed bath with hot and cold taps, worktop mounted wash hand basin with hot and cold taps, part tiled walls.

**Separate WC**

Rear aspect obscured double glazed window, low level wc.

**Externally****Front Garden**

Mainly laid to lawn with mature plant, shrub and hedge boarders, driveway providing off road parking leading to integral single garage.

**Garage**

15'11" x 8'0" (4.87 x 2.45)

Up and over door, light and power, side aspect obscured window and obscured glass panelled door giving access to the side of the property.

**Rear Garden**

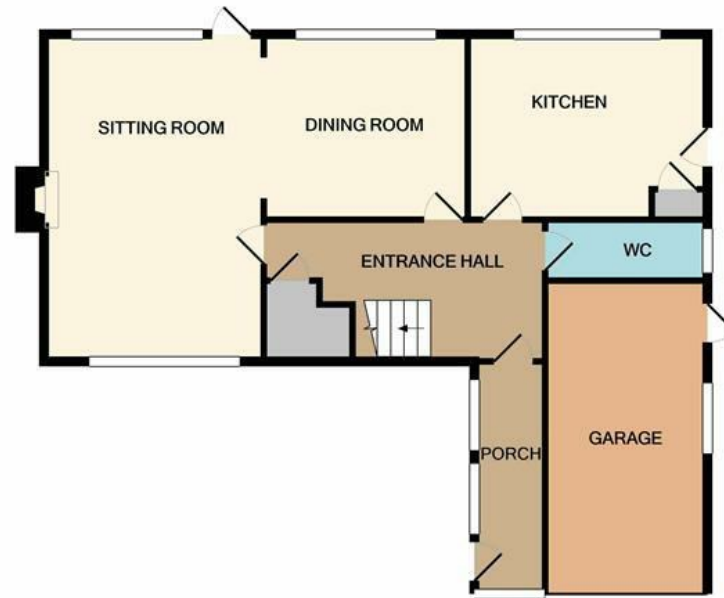
Mainly laid to lawn with mature plant, shrub and hedge boarders, selection of fruit tress, to the side of the property is an additional small side garden, gated access down one sides of the property leading to the front.

**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.



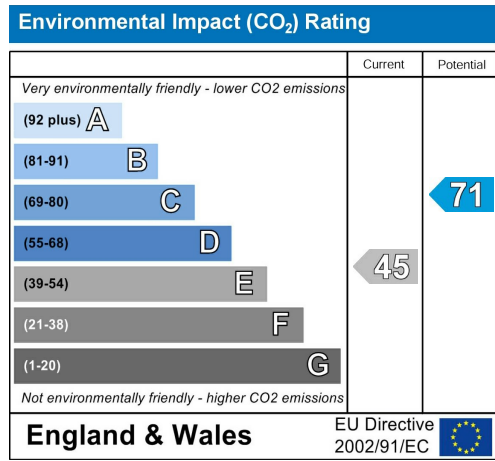
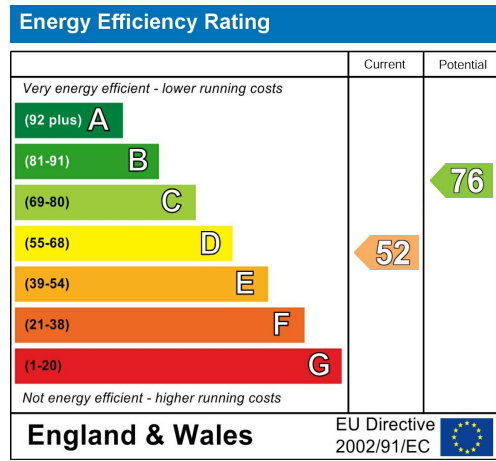


GROUND FLOOR  
APPROX. FLOOR  
AREA 669 SQ.FT.  
(62.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 588 SQ.FT.  
(54.7 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1258 SQ.FT. (116.8 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, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
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