

**RUSH  
WITT &  
WILSON**



**199 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AE**  
**£1,195,000**

**A rare opportunity to acquire this well presented, modern, five bedroom detached beach fronted house with stunning sea views and direct access onto Cooden Beach.**

**Offering bright and spacious accommodation throughout the property comprises modern fitted kitchen/diner, spacious lounge with bi-folding doors leading out onto the south facing rear garden, five double bedrooms, with two of the bedrooms benefiting from en-suite bath/shower rooms, family bathroom, family shower room, ground floor wc and a utility room.**

**Other internal benefits include double glazed windows and doors, under floor heating individually thermostatically controlled to each room and ample storage space throughout.**

**Externally the property boasts two south facing sun terraces/balconies with uninterrupted sea views across to Beachy Head, a stunning rear garden benefitting from beautiful sea views across to Beach Head and with direct access onto Cooden Beach, whilst to the front of the property there is a driveway providing off road parking for multiple vehicles leading to the detached double garage.**

**Ideally situated on the picturesque Cooden Beach, within easy walking distance to the Cooden Beach hotel and mainline rail station, whilst still only being approximately one mile to Bexhill town centre with its wide range of amenities.**

**OFFERED WITH NO ONWARD CHAIN. viewing comes highly recommended by RWW Bexhill to appreciate this stunning beachfront property in this highly desired location. Council Tax Band G.**



### **Entrance Hall**

Obscured double glazed front door, with obscured double glazed side light windows, modern thermostatic electric radiator, door leading through to the utility room and onto garage, storage cupboard housing the eclectic consumer unit, security alarm system, large under stair storage cupboard/airing cupboard housing the modern pressurised mega flow hot water system, recessed ceiling spotlights, stairs leading to first floor.

### **Open Plan Living Space**

#### **Kitchen/Diner**

23'1" x 11'5" (7.06 x 3.50)

Double aspect, double glazed windows to the front and side elevation, under floor heating, modern fitted kitchen with a range of matching wall and base level units with solid granite worktop surfaces, AEG electric hob with glass splashback and fitted stainless steel extractor hood above, inset single sink with worktop drainer and mixer tap, integrated fridge/freezer, integrated electric AEG double oven and grill, integrated dishwasher, under cabinet lighting, tiled floor in the kitchen area, set of internal bi-folding doors that open into the lounge, recessed ceiling spotlights.

#### **Lounge**

18'4" x 18'0" (5.59 x 5.50)

Double glazed bi-folding doors to the rear elevation giving direct access onto the rear garden with direct views to the sea, under floor heating, recessed ceiling spotlights, bi-folding doors leading back through to the Kitchen/dining room.

#### **Ground Floor WC**

Heated chrome Towel Rail, low level wc, wash hand basin with mixer tap, extractor fan, tiled walls and tiled floor.

#### **Utility Room**

7'8" x 6'11" (2.34 x 2.12)

Obscured double glazed window to the side elevation, range of matching wall and base level units with laminate rolled edge worktop surfaces, stainless steel utility sink with mixer tap, integrated washing machine, space for freestanding fridge/freezer, extractor fan, access panel to loft space, large storage cupboard with slatted shelving, door leading through to garage.

#### **Double Garage**

16'6" x 15'4" (5.04 x 4.68)

Two single electric up and over doors, fitted shelving.

#### **First Floor Landing**

Stairs leading to second floor, under floor heating.

### **Bedroom Three**

16'1" x 10'8" (4.92 x 3.27)

Set of double glazed bi-folding doors to the rear elevation offering uninterrupted stunning sea views across to Beachy Head and giving access onto the large private sun terrace, underfloor heating, a range of fitted bedroom wardrobes all comprising hanging space and shelving, door with access into en-suite, recessed ceiling spotlights.

#### **En-Suite Shower Room**

Obscured double glazed window to the side elevation, under floor heating, large walk in shower cubicle with wall mounted shower controls, shower attachment, shower jets and rain effect showerhead, vanity unit with wash hand basin and mixer tap, low level wc with concealed cistern, tiled walls and tiled floor, recessed ceiling spotlights and extractor fan, electric shaver point.

#### **Bedroom Four**

14'7" x 10'5" (4.47 x 3.19)

Double glazed window to the front elevation, under floor heating, fitted wardrobe, sliding mirrored doors with hanging space and shelving.

#### **Bedroom Five**

10'11" x 7'5" (3.33 x 2.28)

Double glazed windows to the front elevation, under floor heating.

#### **Family Bathroom**

Heated chrome towel rail, under floor heating, white suite comprising panelled enclosed bath with mixer tap and shower attachment, low level wc with concealed cistern, vanity unit with wash hand basin and mixer tap, tiled walls, tiled floor, extractor fan.

#### **Second Floor Landing**

Recessed ceiling spotlights, under floor heating.

#### **Master Bedroom**

18'4" x 10'8" (5.60 x 3.27)

Double glazed windows and double glazed French doors to the rear elevation with direct and uninterrupted sea views across Beachy Head, leading onto the large private sun terrace, under floor heating, door leading through to en-suite.

#### **En-Suite**

Double glazed Velux window to the side elevation, under floor heating, white suite comprising panelled enclosed bath with mixer tap and shower attachment, vanity unit with wash hand basin, mixer tap, low level wc with concealed cistern, tiled walls,

tiled floor, recessed ceiling spotlights, extractor fan and electric shaver point.

#### **Bedroom Two**

18'4" x 11'9" (5.61 x 3.60)

Double glazed windows to the front elevation, under floor heating, two large eaves storage cupboards.

#### **Second Floor Shower Room**

Heated chrome towel rail, under floor heating, large walk in shower cubicle with wall mounted shower controls, shower attachment, rain effect showerhead and shower jets, vanity unit with wash hand basin and mixer tap, low level wc with concealed cistern, tiled walls, tiled floor, electric shaver point, extractor fan, access panel to loft space.

#### **Outside**

##### **Front Garden**

Driveway providing off road parking for multiple vehicles leading to the double garage, small front garden that is mainly laid to lawn, tarmac pathway/court yard area leading to the front door, side gated access leading down to the rear garden.

##### **Detached Double Garage**

Two up and over doors, power and light

##### **Rear Garden**

Private south facing, beach fronted rear garden with stunning sea views across to Beachy Head, direct gated access onto the beach, the garden has a timber decking area the rest of the garden is mainly laid to lawn, to the rear of the garden there is an additional timber decking area directly facing the sea, three tired levels that are shingled laid with some mature plants and shrubs.

##### **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  
1110 sq.ft. (103.1 sq.m.) approx.



1ST FLOOR  
611 sq.ft. (56.8 sq.m.) approx.

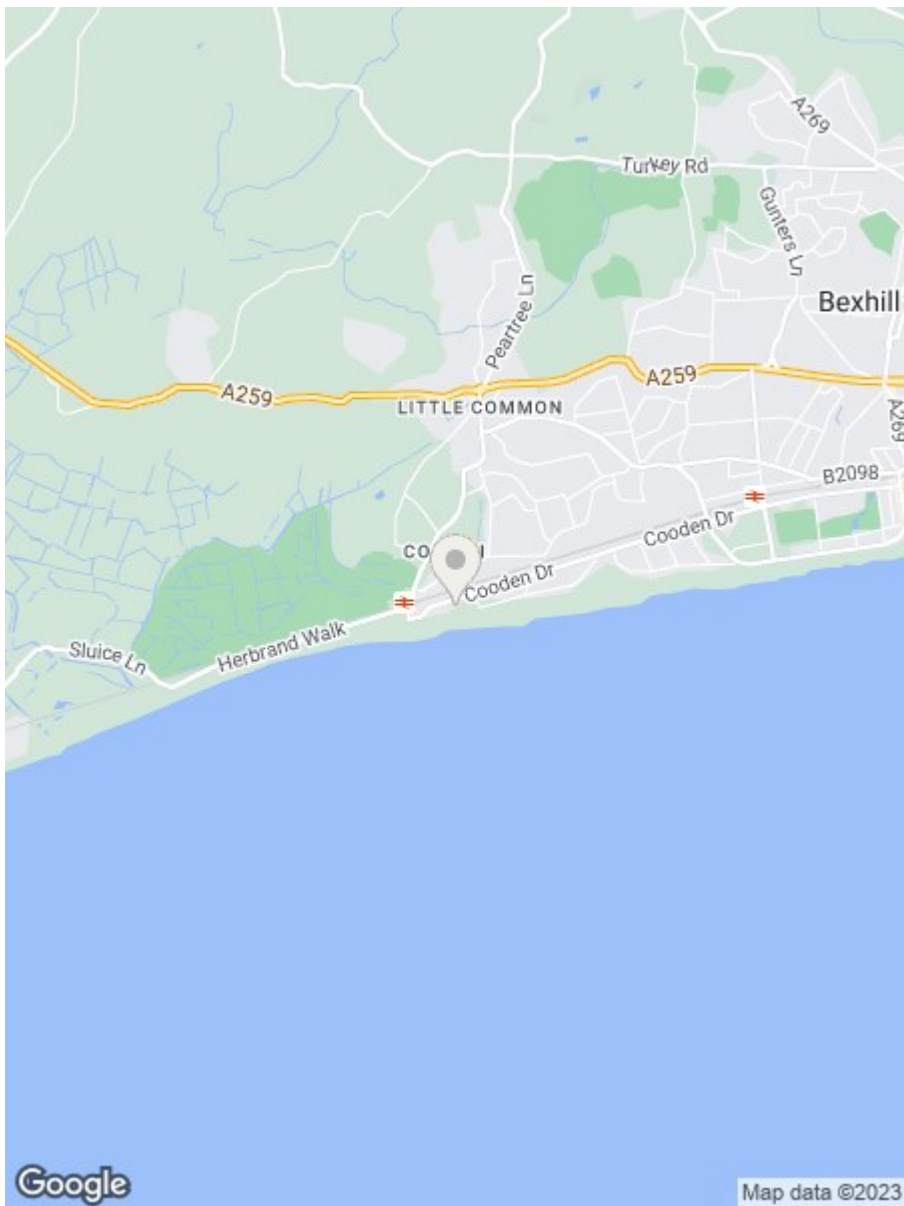


2ND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 2332 sq.ft. (216.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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