201 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AE
£1,150,000

A very special modern five bedroom detached beach fronted house with double garage, exclusive development, direct beach access, under floor heating through out with individual digitally controlled tech to each room, stunning sea views, first and second floor glass sun balconies from principle bedrooms both with en-suite bathrooms, two additional main bathrooms, downstairs cloakroom, utility room, stunning kitchen/dining room with inter-connecting living room via bi-fold doors, utility room, stunning southerly facing sea views, private off road parking to the front and beautiful southerly facing rear garden, viewing considered highly recommended by RWW sole agents.

Entrance Lobby
With Velux window, entrance door, door leading to double garage.

Entrance Hallway
With travertine floor tiling, large cloaks cupboard, electric meters cupboard.

Cloakroom
WC with low level flush, wall mounted wash hand basin, wall and travertine floor tiling, under stairs linen cupboard with mega flow cistern tank.

Living Room
18'4 x 18'8 (5.59m x 5.69m)
Bi-fold doors give stunning southerly views over the private rear garden and across the sea, electrically operated blinds.

Kitchen/Dining Room
32' x 11'4 (9.75m x 3.45m)
Large area for table and chairs, window to the side elevation with electrically operated blinds, bi-fold doors open out into the living room, stunning bespoke kitchen with granite worktops, high gloss finish base and wall units with satin handles, miele induction hob with brushed stainless steel extractor canopy with light, dishwasher, miele warming drawer, miele two integrated oven and grills, integrated coffee machine, microwave oven, inset stainless steel sink with mixer tap, grey glass splashbacks, led lighting, travertine floor tiling, wall mounted chrome heated towel rail, built in fridge/freezer.

Utility Room
With matching to kitchen base and wall units, granite worktops, stainless steel sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, additional space for American style fridge/freezer, led lighting, grey glass splashbacks.

First Floor Landing

Bedroom One
16'2 x 12'10 (4.93m x 3.91m)
Fitted wardrobes with mirrors, bi-fold doors lead out onto southerly facing decked sun terrace with glass and chrome rail, electrically operated blinds, stunning panoramic sea views towards the South Downs and Eastbourne.

En-Suite
Walk in shower with chrome controls, fixed showerhead and hand shower attachment, additional jets and glass screen, travertine floor tiling and wall tiling, wc with concealed cistern, inset wash hand basin with mirror, obscured glass window to the side elevation.

Bedroom Four
11'4 x 14'7 (3.45m x 4.45m)
Window to the rear elevation, fitted sliding door mirror fronted wardrobes.

Bedroom Five
10'9 x 7'6 (3.28m x 2.29m)
Window overlooks the rear elevation.

Bathroom
Suite comprising panelled bath with hand/shower attachment, chrome controls, wc with concealed cistern, inset wash hand basin, travertine floor and wall tiling, electric chrome heated towel rail.

Second Floor Landing

Bedroom Two
16'4 x 12'2 (4.98m x 3.71m)
Fitted wardrobes with hanging rails and shelving, French doors lead out onto additional south facing sun terrace with glass and chrome rails, electrically operated blinds, stunning sea views out towards the South Downs and Eastbourne.

En-Suite
Comprising panelled bath with hand/shower attachment and chrome controls, wc with concealed cistern, inset wash hand basin, travertine floor and wall tiling, Velux window to the side elevation.

Bedroom Three
16'6 x 15'7 (5.03m x 4.75m)
Window to the rear elevation, eaves storage cupboards, fitted wardrobe cupboards with mirrors.

Bathroom
comprising double shower cubicle with shower and drencher head over, wash hand basin with mixer taps, low level WC, tiled from floor to ceiling height, travertine tiled
flooring.

Outside

Front Garden
Off road parking for two vehicles giving access to the double garage.

Double Garage
15'4 x 16'7 (4.67m x 5.05m)
Two electrically operated up and over doors, power and light, internal personal door through to entrance lobby,

Rear Garden
South facing with stunning sea views to the rear, mainly laid to lawn, decked area immediately abuts the property, electrically operated awning, garden is enclosed with picket fencing, stunning panoramic views, the garden is neatly planted with a variety of palm trees and vines, to the rear of the garden is a beautifully landscaped decked area perfect for alfresco dining, gentle steps lead down to the gate that gives access to the stunning beach in Cooden.

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.

1ST FLOOR
APPROX. FLOOR
AREA 615 SQ.FT.
(57.2 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1226 SQ.FT.
(113.9 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 593 SQ.FT.
(55.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 2435 SQ.FT. (226.2 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, 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		77
(69-80) C	70	
(55-68) D		
(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_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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Relocation agent network

3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk