

**RUSH  
WITT &  
WILSON**



**1 Crofton Park Avenue, Bexhill-On-Sea, East Sussex TN39 3SE  
£475,000**

**Rush Witt & Wilson are delighted to welcome to the market this three bedroom, two reception room detached bungalow ideally situated on a generous corner plot in Cooden. The property is in need of modernisation and offers bright and spacious accommodation throughout comprising lounge, fitted kitchen, separate dining room, conservatory, three bedrooms and a family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows. Externally, the property boasts large and extensive wrap around gardens to all four sides of the bungalow with a driveway providing off road parking for multiple vehicles and a single garage. The property further benefits from planning permission granted for a large loft extension (Planning Ref: RR/2021/2456/P). Ideally situated in the highly sought after leafy location of Cooden within walking distance of Collington Station, seafront and bus stops while still being only being approximately 1 mile from Bexhill town centre with its wide range of amenities. Viewing come highly recommended by RWW Bexhill to appreciate the huge potential in the property in this desirable location. Council Tax Band E.**



**Porch**

Single glazed windows to front and both side elevations, tiled floor, obscured glass panned internal front door leading to hallway.

**Hallway**

Radiator, electric consumer unit, cupboard housing electric meter, stotage cupboard with hanging space and shelving and additional cupboard above, access to loft space with fitted loft ladder.

**Lounge**

18'5" x 11'11" (5.63m x 3.64m)  
Double glazed windows to side elevation, internal windows and doors to rear elevation giving access to conservatory, two radiators, fitted fireplace with electric heater.

**Conservatroy**

11'6" x 7'4" (3.52m x 2.26m)  
Tripple aspect double glazed windows to rear and both side elevations with a set of double glazed French doors giving access on to rear garden.

**Dining Room**

13'1" x 7'8" (4.00m x 2.36m)  
Double glazed window to rear elevation looking on to rear garden, radiator, fitted storage cupboard and drawer, obscured glass partition to kitchen.

**Kitchen**

10'11" x 8'3" (3.34m x 2.52m)  
Double glazed windows to rear elevation overlooking rear garden, obscured glass panelled door giving access to side porch. Fitted kitchen with a range of matching wall and base level units with laminate rolled edge worktop surfaces, fitted gas hob, large stainless steel single sink with drainer, integrated modern eye level electric double oven and grill, space for freestanding fridge/freezer, plumbing space for washing machine, wall mounted gas central heating boiler.

**Bedroom One**

13'0" x 11'10" (3.98m x 3.62m)  
Double glazed windows to front elevation, radiator, two fitted wardrobes with hanging space and shelving and storage cupboards above.

**Bedroom Two**

11'8" x 10'3" (3.56m x 3.14m)  
Double Glazed window to front elevation, radiator.

**Bedroom Three**

11'8" x 6'10" (3.57m x 2.10m)  
Double window to side elevation, radiator.

**Bathroom**

Obscured double glazed windows to side elevation, radiator, airing-cupboard housing hot water cylinder with slatted shelving, low level WC, pedestal mounted wash hand basin, panel enclosed bath with mixer tap, wall mounted electric shower and shower attachment, part tiled walls.

**Outside**

**Front Garden**

Large front garden mainly laid to lawn with mature plants and shrubs. driveway provising off road parking for multiple vehicles leading to the single garage. Gated access down one side of the property.

**Single Garage**

Electric up and over door, light, power, fitted shelving, single glazed window and door to rear elevation.

**Rear Garden**

Private and secluded rear garden with large sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plants, shrubs and hedging. Large space down one side of the property with rear access to garage. To the other side of the property, the rear garden follows on to the second/side garden.

**Side/Second Garden**

Large Private and secluded garden mainly laid to lawn with extensive and mature, plants, shrubs and hedging. Gated access leading to the front of the property.

**Planning Permission**

Planning permission has been granted for a loft conversion with two dormers, internal alterations, replacement Porch, replacement rear conservatory, and minor exterior material changes including new windows, replaced cladding & replaced roof finish.

Planning Reference: RR/2021/2456/P

**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.

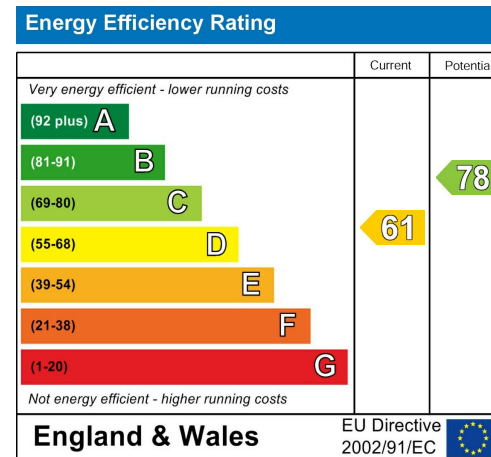
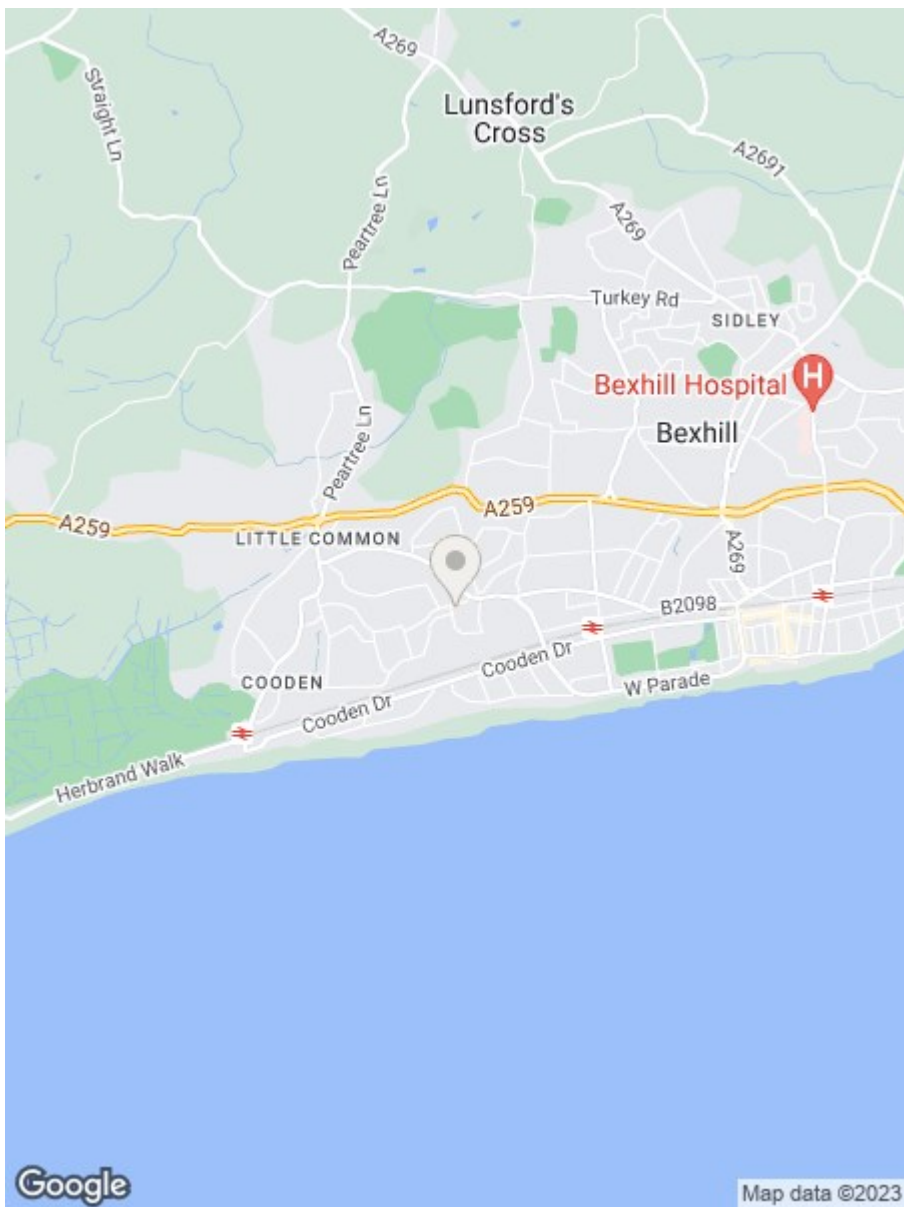


GROUND FLOOR  
1239 sq.ft. (115.1 sq.m.) approx.



TOTAL FLOOR AREA : 1239 sq.ft. (115.1 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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