

**RUSH
WITT &
WILSON**



233 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AE
£1,495,000

A beautiful five bedroom detached beach-fronted house with direct beach access and stunning sea views, impressive 3065 sq.ft. approx. floor area, set in 0.20 acres of private gardens with panoramic sea views, cinema room, living room, reading room and tv rooms, three bathrooms- en-suite bathroom- jack & jill- ground floor shower room-, wrap-around south facing sun verandas with access from several bedrooms, stunning original character retained through out with herringbone flooring and fireplaces, galleried landing, four reception rooms in total, double glazed windows and doors, gas central heating system, double garage with electrically operated roller doors- perfect for boats or other water sport equipment. Situated in the highly sought after area of Cooden Beach Bexhill with its mainline railway to London, close to Cooden Golf & Tennis Clubs and within easy reach of Little Common Village and Bexhill Town.





Entrance Hall

Window to the front elevation, entrance door, under stairs storage cupboard, double radiator, herringbone flooring, galleried landing.

Reading Room

12'9" x 12'5" (3.91 x 3.80)

Herringbone wood flooring, original brick fireplace, double radiator.

TV Room

25'1" x 12'11" (7.66 x 3.95)

Adjoining the living room with stunning uninterrupted sea views.

Living Room

35'2" x 18'0" (10.72 x 5.49)

Windows to the side and rear elevations, southerly aspect with stunning sea views, bi-folding doors, two double radiators.

Kitchen

11'10" x 13'0" (3.61 x 3.97)

Window to the front elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl enamel sink unit with single drainer and mixer tap, plumbing for dishwasher, integrated double oven and grill, range style cooker with gas hob and electric ovens and grill, two side wine cooler fridges, double radiator, space for additional fridge/freezer.

Utility Room

10'5 x 7'7 (3.18m x 2.31m)

A range of base units and wall units, drawers and laminate work surfaces, inset stainless steel sink unit.

Shower Room

With walk in shower cubicle, wc with low level flush, freestanding wash hand basin with floating tap, obscured glass window to the front elevation, chrome heated towel rail, tiled floor, tiled walls.

Cinema Room

22'2" x 11'10" (6.78 x 3.61)

Two windows overlook the front elevation, French doors and windows overlook the rear garden with stunning sea views, two double radiators, herringbone wood flooring.

First Floor Landing

Galleried landing, window to the front elevation, two single radiators and one double radiator, built in doubled door airing cupboard housing the pre-lagged hot water cylinder, access to boarded out roof space.

Bedroom One

18'2" x 12'3" (5.54 x 3.75)

Two double radiators, bay window to the rear elevation with stunning sea views, French doors lead out onto a south/south westerly sun terrace, with stunning sunrise / sunset views as well as far reaching views towards South Downs.

Jack & Jill Bathroom

Comprising walk in shower with chrome controls and chrome showerhead, chrome heated towel rail, wc with low level flush, pedestal mounted wash hand basin, tiled floor, obscured glass window to the rear elevation.

Bedroom Two

20'2" x 10'7" (6.15 x 3.25)

Window to the front elevation, double radiator, built in wardrobe cupboards, French doors lead out onto the south facing sun terrace with stunning sunrise / sunset views as well as far reaching views towards South Downs.

Bedroom Three

13'4" x 10'5" (4.08 x 3.18)

French doors lead out onto the additional south facing sun terrace with stunning sea views, single radiator, built in wardrobe cupboards.

Bedroom Four

12'10" x 12'6" (3.93 x 3.83)

French doors lead out onto the south facing sun terrace with stunning sea views, single radiator.

Bedroom Five

11'10" x 9'10" (3.62 x 3.00)

Window to the front elevation, double radiator, further window to the side elevation.

Bathroom

Modern suite comprising double ended bath with floating hand/shower attachment, wc with low level flush, freestanding wash hand basin with mixer tap, vanity unit, heated towel rail, obscured glass windows to the front, side and rear elevations.

Outside

Front Garden

All enclosed with picket fencing and picket gate, designed with low maintenance in mind with chipped stoned area, mature shrubbery and plants of various kinds offering privacy and seclusion, extensive off road parking to the front of the double garage, EV charging station.

Double Garage

Divided in to two.

Section One

20'8" 10'7" (6.31 3.23)

With electrically operated up and over door, window to the rear elevation with sea views, currently used as a gym.

Section Two

20'6" x 13'1" (6.25 x 4.00)

With electrically operated doors to both the front and rear elevations, giving boat access to the beach, power and light.

Rear Garden

With direct beach access and stunning sea views, mainly laid to lawn, beautiful decked area for alfresco dining, a whole host of beautiful shrubbery, plants and trees can be found offering privacy and seclusion, greenhouse, the garden opens out onto a seating area and directly onto the beach with easy access.

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
1964 sq.ft. (182.5 sq.m.) approx.

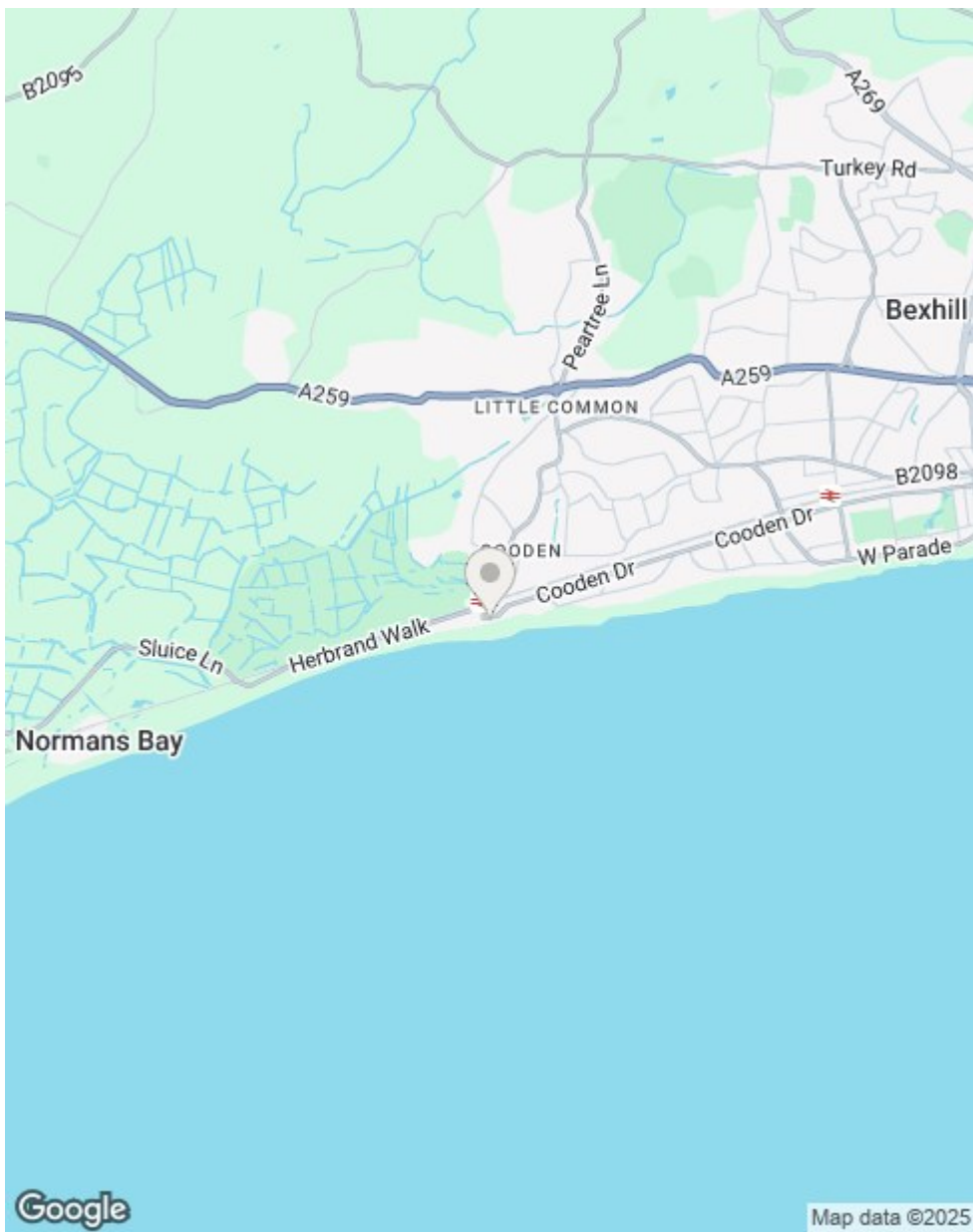


1ST FLOOR
1101 sq.ft. (102.3 sq.m.) approx.



TOTAL FLOOR AREA : 3065 sq.ft. (284.7 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	81
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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