

**RUSH
WITT &
WILSON**



152 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AW
Guide Price £650,000 Freehold

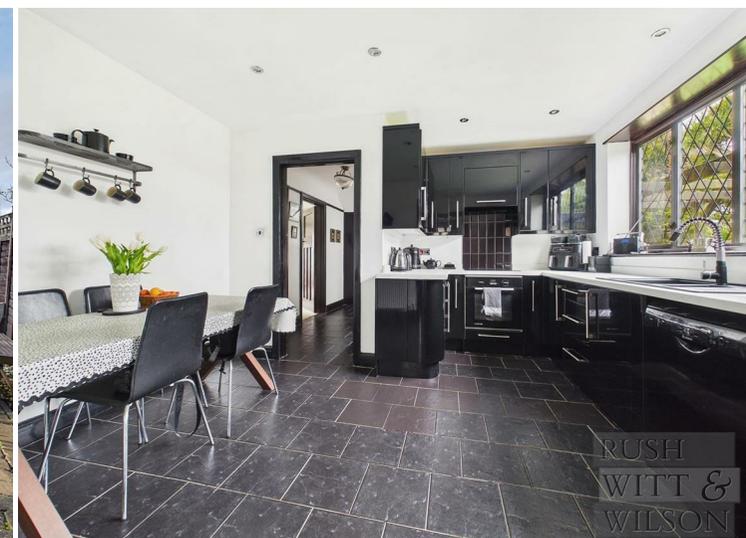
About this property

A substantial detached family home, full of character & charm throughout comprising, large entrance hallway, dual aspect living room, south facing conservatory, dining room, large kitchen/breakfast room, utility room with door to the side and door to the garage, downstairs wet room suite, five double bedrooms and an additional family bathroom suite. The property comes with ample storage facilities, double glazed windows and doors and gas central heating system.

Externally, the property boasts a gated driveway and stunning front lawns, whilst to the rear of the property the property further benefits from a well maintained, private rear garden, mainly laid to lawn with patio areas suitable for 'Alfresco' dining, also coming enclosed to all sides providing privacy and seclusion.

The property comes situated along the ever so sought after Cooden Drive, in the heart of Cooden Beach, within very close proximity to the seafront, Cooden Beach Hotel, Cooden/Collington train station and a short journey to Bexhill town centre.

Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents.









Floor 0

Approximate total area⁽¹⁾

192.4 m²

2071 ft²



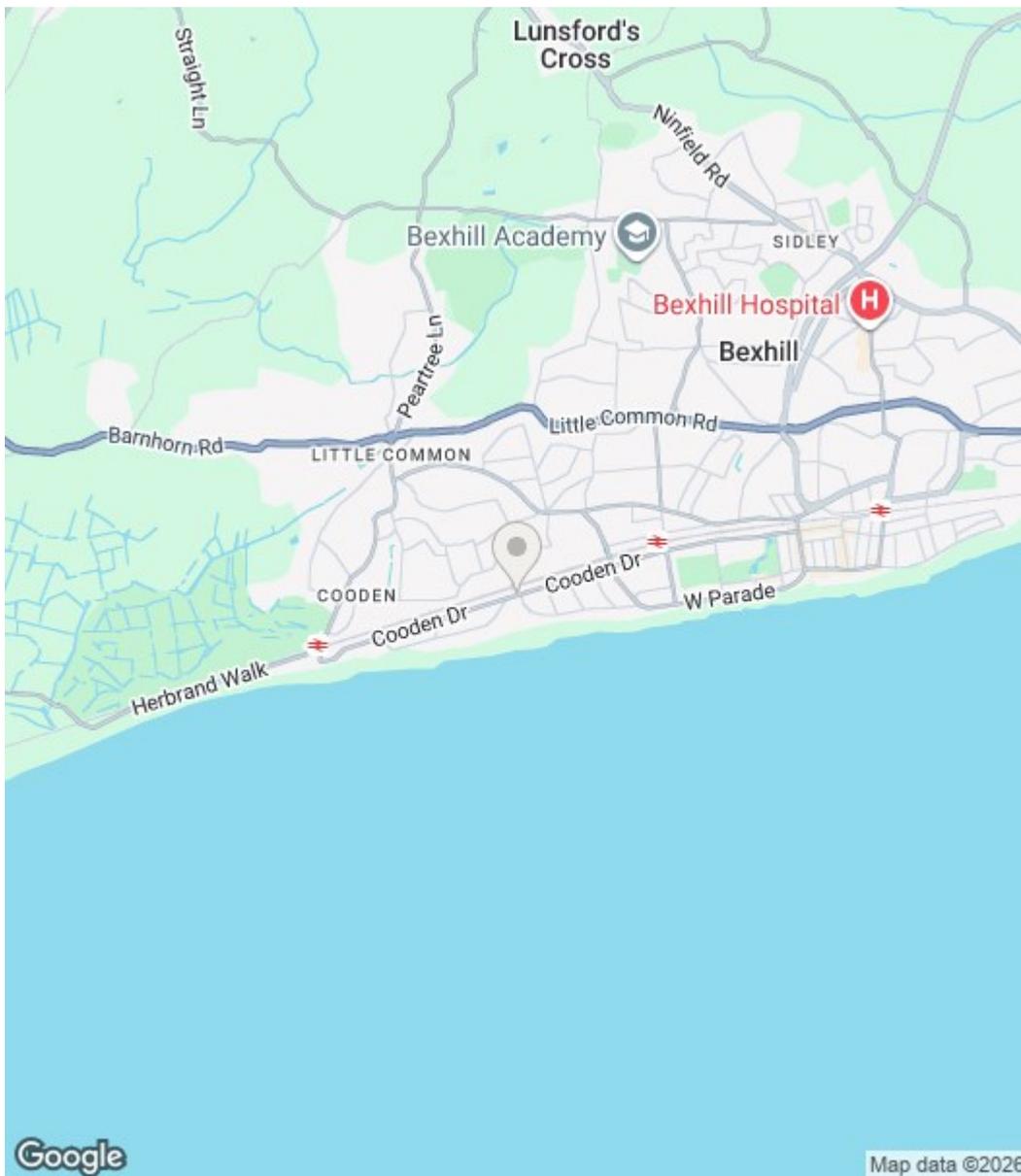
Floor 1



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 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	

Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>



Residential Estate Agents
Lettings & Property Management



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