

**RUSH  
WITT &  
WILSON**



**229 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AE**  
**Price Guide £1,795,000**

**A very special seven bedroom detached beach fronted house nestled along the stunning coastline at Cooden Beach Bexhill. This versatile and spacious beach fronted residence boasts stunning sea views across the beach and beyond toward the South Downs at Eastbourne. Impressive headline features include an indoor leisure complex comprising heated indoor swimming pool approx. 30' x 14' with sauna and wet room, South facing conservatory, three reception rooms, four ground floor bedroom's and two bathroom's, three first floor bedroom's with additional en-suite to guest suite and main family bathroom, approx. 27' kitchen, living room, dining room and family room, reception hall, gas central heating system, double glazed windows and doors, double garage, excellent off road parking with In-Out driveway, beautiful private garden adjoining the beach to the rear with easy direct beach access. The property is being sold with NO CHAIN. Viewing comes highly recommended by RWW sole agents Bexhill.**



### Reception Hall

With entrance door, obscured glass side lights with coloured lead work, window to the side elevation, two double radiators, door through to double garage.

### Living Room

22'3 x 20'8 (6.78m x 6.30m)

Large picture windows overlook the rear southerly elevation with stunning sea views, French doors lead out to seating to area, three double radiators, beautiful mahogany fireplace with cast iron grate and insert, granite plinth, real flame gas, double doors open onto dining room.

### Dining Room

20'1 x 11'9 (6.12m x 3.58m)

Window overlooking the rear southerly elevation with sea views, double radiator, exposed floorboards.

### Family Room

14'1 x 13'9 (4.29m x 4.19m)

Picture windows overlook the rear elevation with breath taking sea views, further window to side with door leading to patio area, double radiator.

### Kitchen

27' 4 x 10' (8.23m 1.22m x 3.05m)

Interconnecting door into dining room, double radiator, fitted kitchen comprising a range of light oak base and wall units with granite effect laminate straight worktops, one and half bowl single drainer sink unit with mixer tap, integrated dishwasher, plumbing for washing machine, space for large American style fridge/freezer, space for range style cooker with brushed stainless steel splashback, extractor canopy and light, additional circular stainless steel sink with mixer tap, windows to the front elevation.

### Leisure Complex

#### Heated Indoor Swimming Pool Room

26'8 x 20' (8.13m x 6.10m)

Vaulted ceiling with spotlights, bay window to the front elevation, French windows lead out to conservatory, obscure glass window to side, the heated, mosaic tiled swimming pool measures 20'4 x 13'10, with steps either side into the pool.

### Sauna

7'2 x 5'1 (2.18m x 1.55m)

Pine cladded with seating and electrically operated coals basket.

### Pool Boiler Room

With electric meters, pump housing, domestic central heating and hot water boiler, tiled floor.

### Wet Room

With mosaic floor tiling, fully tiled walls, wall mounted chrome controls, fixed showerhead and chrome hand shower attachment, wc with low level flush, pedestal wash hand basin, wall mounted heated chrome towel rail, obscured glass window overlooks the front elevation.

### Conservatory

11'9 x 12'4 (3.58m x 3.76m)

UPVC double glazed construction overlooks the rear and side elevations with vaulted ceiling, door leads out to side with stunning garden and sea views.

### Bedroom One

18'7 x 15'2 (5.66m x 4.62m)

Window overlooks the rear elevation with stunning sea views, double radiator.

### En-Suite

Comprising shower cubicle, chrome controls and chrome hand-shower attachment with fixing, wall mounted wash hand basin with vanity unit beneath, wc with low level flush, chrome heated towel rail, partly tiled walls, tiled floor.

### Bedroom Two

19'7 x 11' (5.97m x 3.35m)

Bay window to the front elevation, double radiator.

### Bedroom Three

14'10 x 14'8 (4.52m x 4.47m)

Windows to the front elevation, double radiator.

### Bedroom Four

12'6 x 11'3 (3.81m x 3.43m)

Window to the rear elevation with beautiful sea views, double radiator, fitted wardrobe, dressing table and drawers.

### Bathroom

Suite comprising corner jacuzzi bath with hand/shower attachment, wc with low level flush, pedestal wash hand basin, walk in shower cubicle with gold controls, fixed showerhead, hand-shower attachment, heated towel rail, tiled walls, obscured glass windows overlooks the rear elevation.

### Inner Hallway

Under stairs storage cupboard.

### First Floor Landing

Window to the rear southerly elevation with stunning sea views, single radiator, eaves storage, Velux window and additional window overlooking the rear elevation.

### Bedroom Five

19'3 x 12'4 (5.87m x 3.76m)

Window overlooking the front elevation, Velux window to the side, double radiator, fitted storage cupboards.

### Bathroom

Suite comprising walk in shower, chrome controls and chrome showerhead, wc with low level flush, pedestal wash hand basin, tiled floor, obscured glass windows to the side elevation.

### Bedroom Six

11'7 x 12'6 (3.53m x 3.81m)

Windows overlook the rear southerly elevation with stunning sea views, Velux window to side, fitted storage cupboards.

### Inner Landing Room

10' x 8'5 (3.05m x 2.57m)

Small Storage cupboard

### Bedroom Seven

18'6 x 16'5 (5.64m x 5.00m)

Windows to the side elevation, French doors lead out onto a decked area with stunning sea views.

### En-Suite

Comprising jacuzzi style corner bath with hand shower attachment, wc with low level flush, pedestal wash hand basin, bidet, wall mounted chrome heated towel rail, obscure glass window to side, window to front.

### Outside

#### Front Garden

Arranged with low maintenance in mind, with a combination of well stocked raised flowerbeds, wrought iron gates providing side access, enclosed with retaining walls to the front and side, extensive off road parking is available on bricked paved areas for several vehicles, in/out driveway, access to double garage and covered porchway area.

#### Double Garage

18'10 x 10'5 (5.74m x 3.18m)

Metal up and over door, power and light.

#### Rear Garden

With direct beach access, stunning sea views across the adjoining beach at Cooden Beach Bexhill, the garden is predominately laid to lawn with a beautiful variety of shrubs and trees of various kinds, greenhouse, extensive entertaining space with additional patio areas taking full advantage of this exceptional location nestled on the beach. A few gentle steps lead down to another seating area with panoramic sea views.

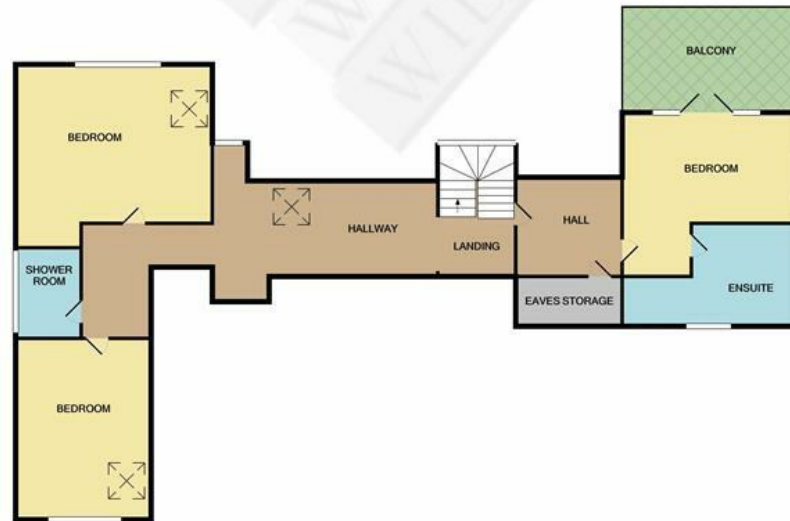
#### Agents Note

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.





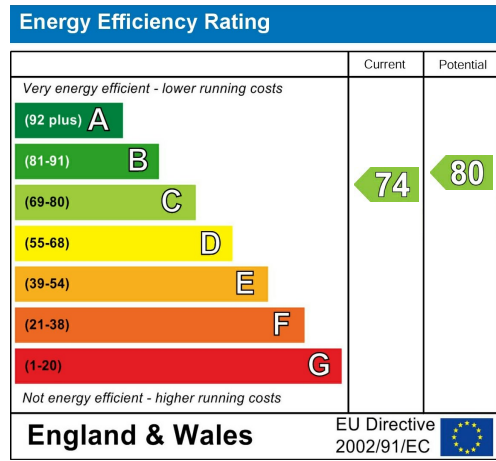
GROUND FLOOR  
APPROX. FLOOR  
AREA 3837 SQ.FT.  
(354.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1352 SQ.FT.  
(125.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 5189 SQ.FT. (482.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, cornices 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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