

**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 sun room, 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.





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**Floor 0**

**Approximate total area<sup>(1)</sup>**

192.4 m<sup>2</sup>

2071 ft<sup>2</sup>

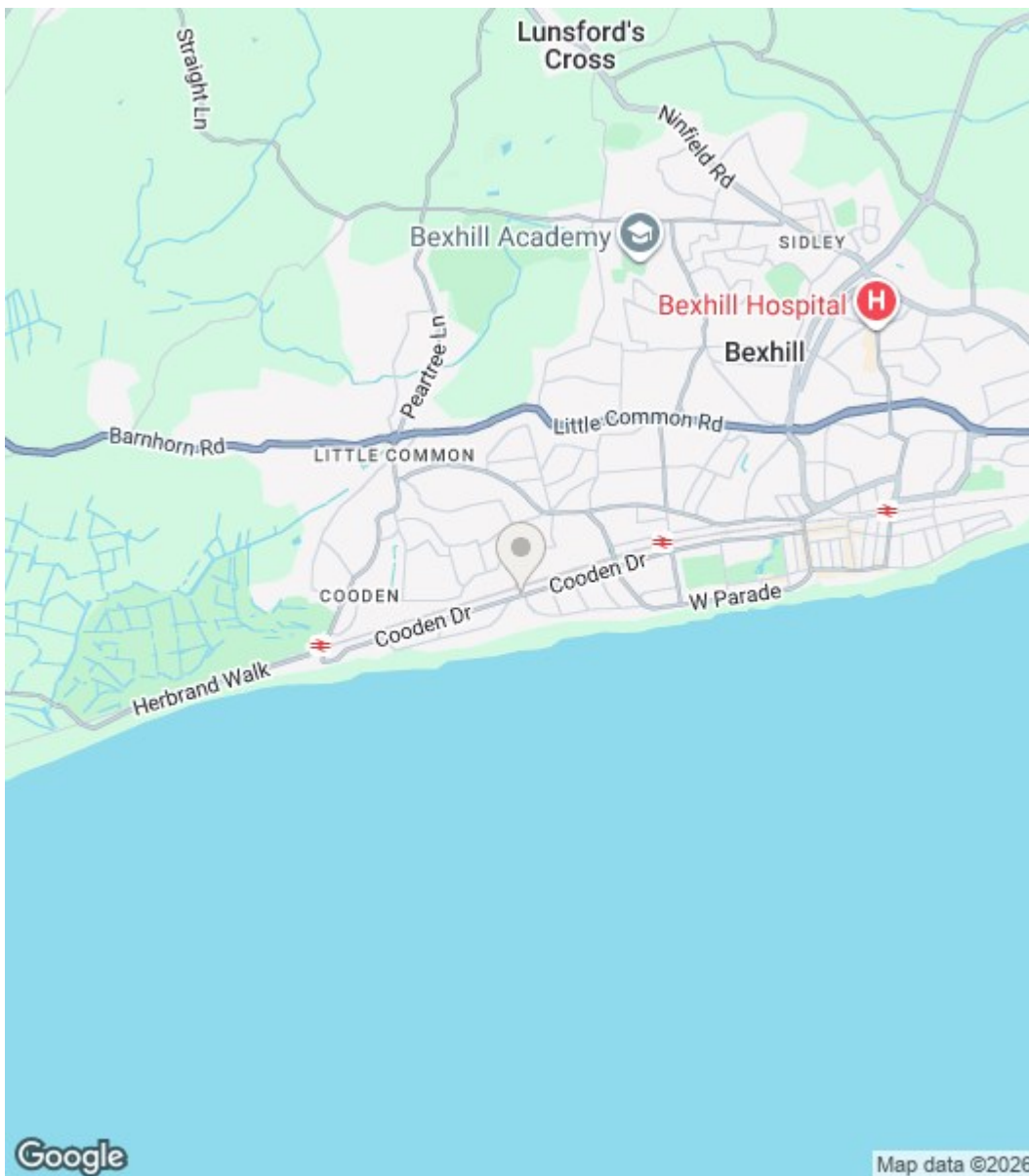


**Floor 1**



(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.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | 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:

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