

RUSH
WITT &
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10 The Covert, Bexhill-On-Sea, East Sussex TN39 4TP
Guide Price £535,000

A beautifully presented three bedroom detached bungalow, situated in the sought after location of Cooden, Bexhill. Within close walking distance to Cooden seafront, Cooden Beach Hotel and Cooden train station offering direct links to London Victoria, Gatwick Airport, Brighton and Ashford International and within 0.80 miles to Little Common Village. Offering bright and spacious accommodation throughout, the property comprises, south facing living room, fitted kitchen, separate dining room, conservatory, three bedrooms with the master bedroom benefitting from an en-suite, separate cloakroom and family bathroom. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts off road parking for multiple vehicles, a double garage and private front and beautifully maintained and well established private rear garden. Viewing comes highly recommended by RWW Sole agents. Council Tax Band F.



Entrance Hallway

With obscured glass panelled entrance door, radiator, cloaks cupboard, airing cupboard housing the hot water cylinder and slatted shelving.

Living Room

16'2" x 12'8" (4.93 x 3.88)

Windows to the front elevation, double radiator, feature fireplace.

Kitchen

13'5" x 12'7" (4.10 x 3.85)

Fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven, integrated microwave, four ring gas hob with extractor canopy above, integrated fridge and freezer, space and plumbing for washing machine, space and plumbing for dishwasher, tiled splashbacks, double radiator, window overlooks the rear garden, glass panelled door gives access to the conservatory, gas central heating and domestic hot water boiler.

Dining Room

9'10" x 9'1" (3.00 x 2.79)

Glass panelled sliding door gives access into the conservatory, two radiators.

Conservatory

12'6" x 8'5" (3.83 x 2.57)

Windows and doors overlook and give access onto the rear garden, electric radiator.

Separate WC

Suite comprising wc with low level flush, floating wash hand basin with mixer tap, radiator, obscured glass window to the side elevation.

Bedroom One

14'8" x 11'4" (4.48 x 3.47)

Window to the rear elevation overlooking the rear garden, built in wardrobe cupboards with mirrored doors, hanging space and shelving, a range of fitted bedroom furniture comprising shelving, drawers and wardrobe space, radiator.

En-Suite

Suite comprising wc with low level flush, pedestal mounted

wash hand basin with mixer tap, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and showerhead, radiator, part tiled walls, obscured double glazed windows to the rear elevation.

Bedroom Two

13'1" x 9'9" (4.00 x 2.99)

Windows to the front elevation, built in wardrobe cupboards with mirrored doors, radiator.

Bedroom Three

9'4" x 6'6" (2.87 x 2.00)

Windows to the front elevation, radiator.

Bathroom

WC with low level flush, vanity unit with wash hand basin with mixer tap, tiled bath with chrome controls and additional chrome wall mounted shower attachment and showerhead, radiator, part tiled walls, obscured double glazed window to rear elevation.

Outside

Front Garden

Driveway providing off road parking for multiple vehicles, area of front garden with raised patio, shrubbery.

Double Garage

With electrically operated up and over door.

Rear Garden

Mainly laid to lawn with patio area suitable for alfresco dining, well established with shrubs, plants and trees, pond, timber framed storage shed, timber framed garden store, enclosed with fencing to all sides, side access is available.

Agents Note

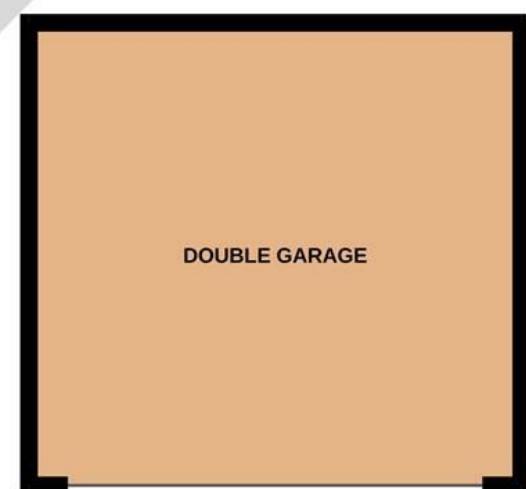
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
1039 sq.ft. (96.6 sq.m.) approx.



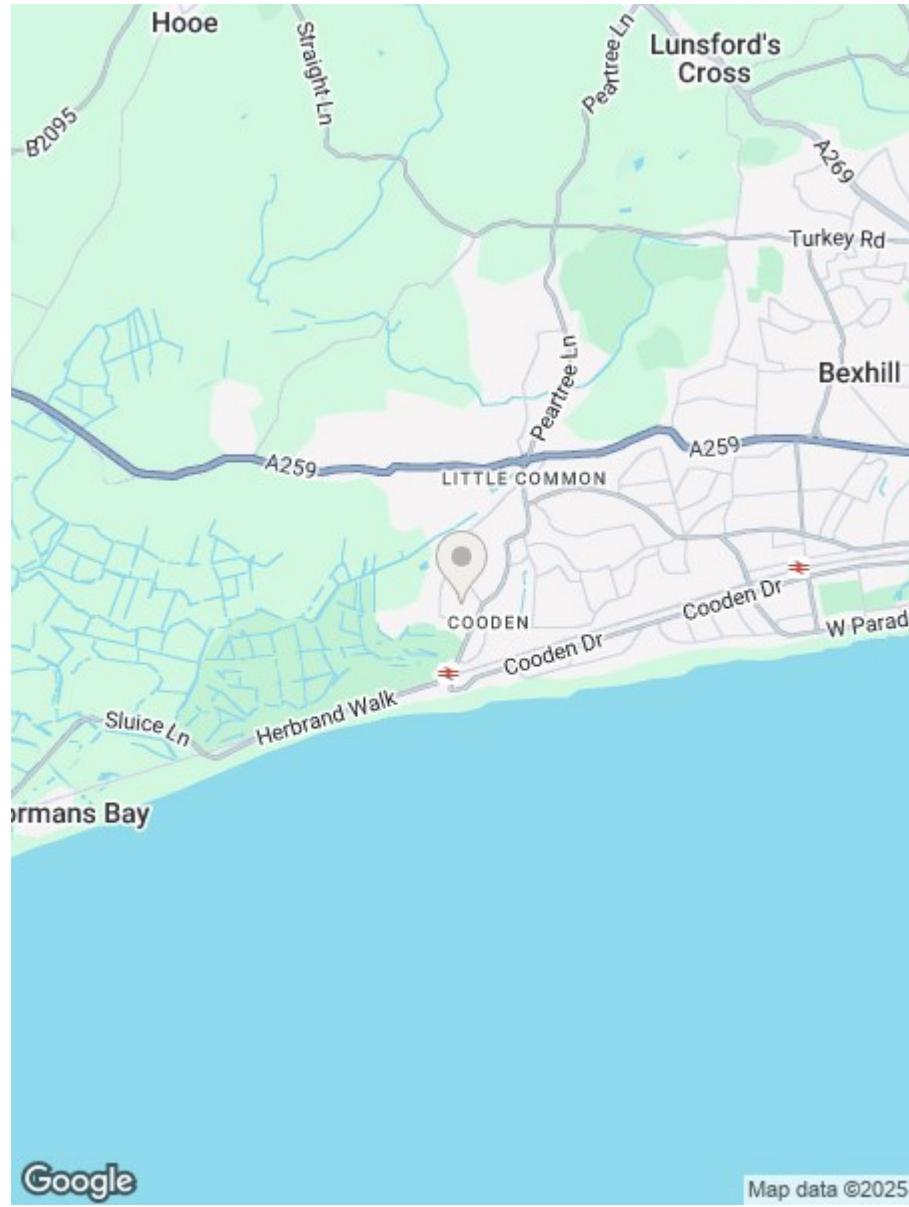
GARAGE
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (120.0 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		82
(69-80) C		
(55-68) D	65	
(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	