

**RUSH  
WITT &  
WILSON**



**52 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AX  
£550,000**

**A beautiful five bedroom detached chalet style house with southerly aspect sun room to the front elevation, gas central heating system, double glazed windows and doors, kitchen/breakfast room, lounge with separate dining room and exposed floorboards, two bathrooms (ground floor and one to first floor), private front and rear gardens, one and half sized garage, viewing comes highly recommended by RWW Bexhill, sole agents.**



### **Sunroom**

16'10 x 7'4 (5.13m x 2.24m)

With window to both side elevations, patio doors to the front, terracotta floor tiling and curtesy light.

### **Entrance Hall**

With entrance door with obscured windows to either side, exposed floorboards, two single radiator, shelving.

### **Living Room**

15'8 x 12'10 (4.78m x 3.91m)

Bay window to the front elevation, window to side, double and single radiator, feature fireplace, exposed floorboards, interconnects via archway into dining room.

### **Dining Room**

11'5 x 14'2 (3.48m x 4.32m)

Duel aspect with windows to both front and side elevations, exposed floorboards, double radiator.

### **Kitchen**

18'1 x 13'8 (5.51m x 4.17m)

Two windows to the rear elevation, door leading to side lobby, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine and dishwasher, dual fuel cooker with gas hob and double ovens, tiled splashbacks, space for fridge/freezer, under stairs storage cupboard, larder cupboard, interconnecting archway to breakfast room.

### **Breakfast Room**

18'10 x 8'7 (5.74m x 2.62m)

Duel aspect with windows to the side and rear elevations with vaulted glass roof.

### **Side Lobby**

Door to side with obscured glass windows to the rear and side elevations, terracotta floor tiling.

### **Bedroom One**

14'7 x 12'5 (4.45m x 3.78m)

Bay window to the front elevation, double radiator.

### **Bedroom Three**

11'6 x 8'10 (3.51m x 2.69m)

Obscured glass window to the side elevation, window to front, double radiator, double radiator, built in wardrobe cupboard.

### **Bathroom**

Full suite comprising panelled bath with hand shower attachment, walk in shower cubicle with electric shower unit, controls and showerhead, wc with low level flush, double radiator, heated towel rail, two obscured glass windows to the rear elevation.

### **First Floor Landing**

Access to roof space.

### **Bedroom Two**

15'9 x 14'5 (4.80m x 4.39m)

Window to rear elevation, double radiator, built in airing cupboard with hanging rail and light, walk in boarded and carpeted eaves loft space with extensive storage.

### **Bedroom Four**

11'6 x 13' (3.51m x 3.96m)

Window to front elevation, single radiator, built in wardrobe cupboard.

### **Bedroom Five**

9'5 x 10'8 (2.87m x 3.25m)

Window to the front elevation, single radiator.

### **Family Bathroom**

Suite comprising walk in shower with wall mounted electric shower unit, controls and showerhead, wc with low level flush, inset wash hand basin, half height wall tiling, obscured glass window overlooks the rear elevation, heated towel rail.

### **Outside**

#### **Front Garden**

A particularly attractive feature of the property, south facing, beautiful patio areas, two lawed areas with pathway vis picket fence to the front entrance, beautiful shrub and flowerbeds, all enclosed with retaining walls and fencing to either side, five bar gate leads to extensive off road parking area, the driveway sweeps up past the house to where the garage is located, outside sensor security light.

#### **Garage**

20'2 x 12'3 (6.15m x 3.73m)

One and half size length with personal door, window to side with obscured glass, up and over door, power and light.

### **Rear Garden**

Beautiful landscaped with stunning sandstone patio areas, raised flower beds are Cotswold stone with various flowers and mature shrub beds, enclosed with retaining garden walls and fencing, outside water tap, access down side of the property.

### **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.





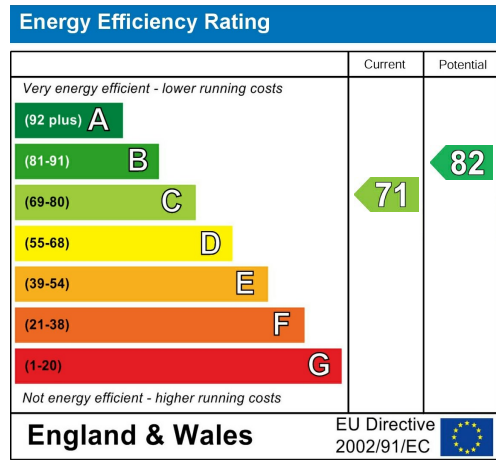
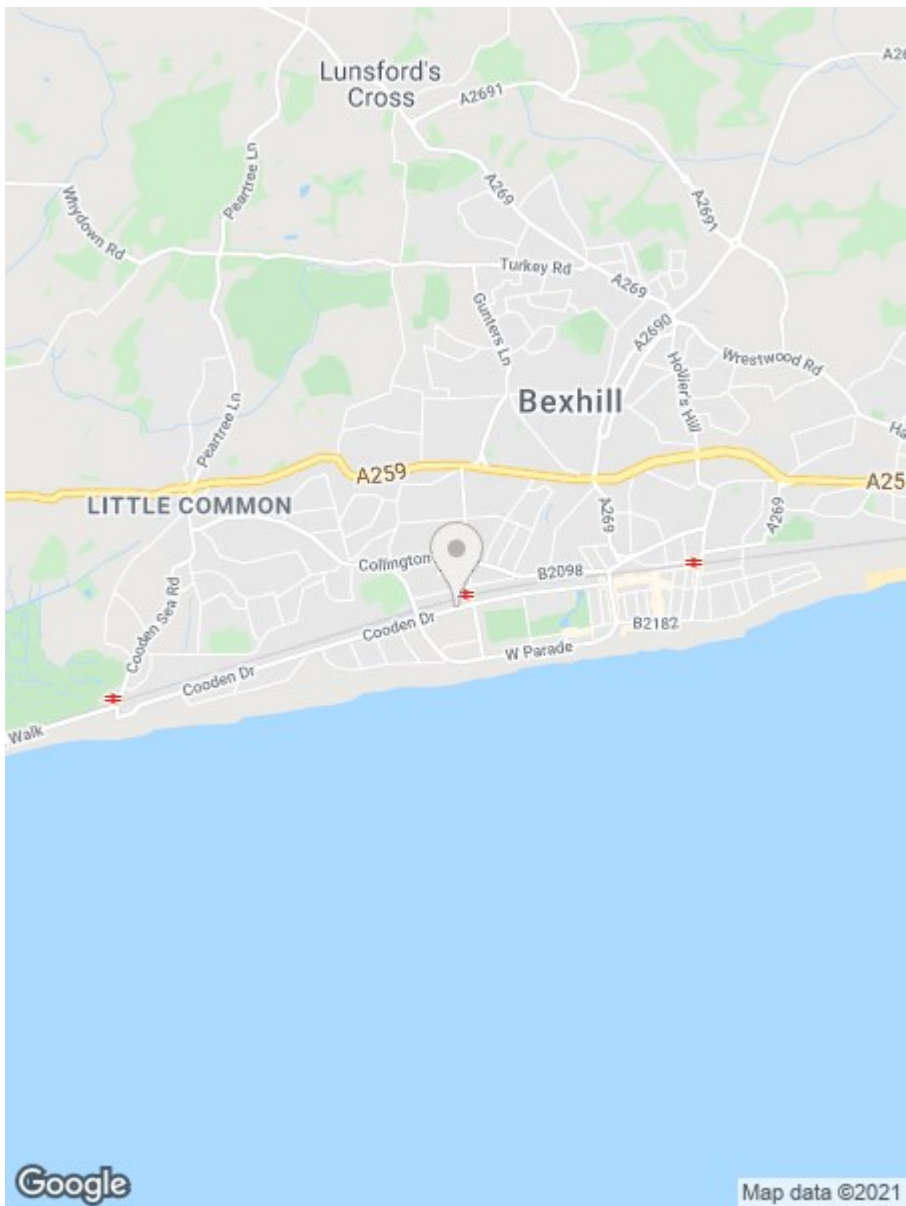
GROUND FLOOR  
APPROX. FLOOR  
AREA 1441 SQ.FT.  
(133.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 652 SQ.FT.  
(60.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 2093 SQ.FT. (194.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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.  
Made with Memphis 12/2021



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