

**RUSH  
WITT &  
WILSON**



**226 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AG  
£705,000**

**A very impressive circa. 1930's six bedroom detached house which includes an attached two bedroom annex; two storey annex which comes with its own private entrance hallway; fitted kitchen; upvc conservatory; downstairs cloakroom and two first floor bedrooms with shower room. The main house comprises four bedrooms, dining room, living room, reception hall, additional upvc conservatory, beautiful 1930's fireplaces, downstairs cloakroom, stunning kitchen/ breakfast room, two en-suites with additional family bathroom, gas central heating system, double glazed windows and doors, retains much of the original 1930's features, beautiful private front and rear gardens, solar panel hot water heating, In-Out brick paved driveway and garage. Viewing comes highly recommended by RWW sole agents.**



### **Reception Vestibule/Sun Room**

With Entrance door and windows to the the front and side elevations, double radiator, terracotta floor tiling.

### **Reception/Dining Hall**

12'8 x 13'5 (3.86m x 4.09m)

Double radiator, bricked fireplace.

### **Inner Hallway**

Double radiator, under stairs storage cupboard, large cloaks cupboard with light.

### **Conservatory**

15'10 x 9'6 (4.83m x 2.90m)

Overlooking the rear garden with French doors to the side, ceramic floor tiling, fan lighting.

### **Cloakroom**

WC with low level flush, wall mounted wash and basin, double radiator, part tiled walls.

### **Living Room**

21' x 12'7 (6.40m x 3.84m)

Bay window to the front elevation, window to side, open brick built fireplace, double radiator.

### **Kitchen/Breakfast Room**

16'9 x 25'7 (5.11m x 7.80m)

Windows to both rear and side elevations, two double radiators, bespoke fitted kitchen comprising a range of base and wall units, laminated straight edge worktops, twin bowl single drainer sink unit with mixer tap, plumbing for dishwasher, space for fridge, ceramic hob with brushed stainless steel splashback, extractor canopy and light, twin electric oven and grills with integrated microwave, further window to the rear elevation, breakfast bar area, space for upright freezer, area for table and chairs, door leads out to rear porch, larder cupboard with shelving, door through to garage.

### **First Floor Landing**

Access to roof space, double radiator, large walk in airing cupboard with slatted shelving housing the hot water cylinder.

### **Bedroom One**

19'1 x 11'3 (5.82m x 3.43m)

Window to the front elevation, two double radiators, built in wardrobe cupboards.

### **Bedroom Two**

18'8 x 8'9 (5.69m x 2.67m)

Window to the front elevation, two double radiators, fitted wardrobe cupboards.

### **En-Suite**

WC with low level flush, wall mounted wash hand basin with tiled splashback.

### **Bathroom**

Suite comprising walk in wet room, shower area with fixed showerhead, hand shower attachment, ceramic floor tiling, bidet, WC with concealed cistern, inset wash hand basin with vanity unit, heated chrome towel rail, obscured glass window to the front elevation.

### **Bedroom Three**

9'10 x 11'2 (3.00m x 3.40m)

Window to the rear elevation, double radiator.

### **En-Suite**

Comprising walk in shower with glass screen, wall mounted electric shower unit with controls, heated chrome towel rail, WC with low level flush, wall mounted wash hand basin with splashbacks, double radiator, window overlooking the rear elevation.

### **Study**

10'5 x 4'5 (3.18m x 1.35m)

Double radiator, window to the rear elevation.

### **Bedroom Four**

11'3 x 9'7 (3.43m x 2.92m)

Window to the rear elevation, two double radiators.

### **Annex**

#### **Annex Hallway**

Private entrance to the side elevation with obscured glass window, under stairs storage cupboard. Interconnecting door to main house.

#### **Cloakroom**

WC with low level flush, wall mounted wash hand basin, double radiator, obscured glass window to the rear elevation, tiled splashback.

#### **Annex Living Room**

18'8 x 12'4 (5.69m x 3.76m)

Bay window to the front elevation, window to side, double radiator.

#### **Annex Kitchen**

9'8 x 9'3 (2.95m x 2.82m)

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, dishwasher and washing machine, double oven with grill, ceramic hob, extractor canopy and light, space for fridge/freezer, space for small table and chairs, double radiator, window overlooks the rear elevation, door leading to conservatory.

#### **Annex Conservatory**

11'7 x 9'4 (3.53m x 2.84m)

UPVC double glazed construction with glass roof, overlooking the rear and side elevations, French doors lead out to the bricked paved patio, ceramic floor tiling, double radiator.

#### **Annex First Floor Landing**

Velux window to the side elevation, access to roof space.

### **Annex Bedroom One/ Bedroom Five**

16'4 x 12'9 (4.98m x 3.89m)

Window to the front elevation, double radiator, eaves storage cupboard.

### **Annex Bedroom Two/ Bedroom Six**

12'6 x 7'3 (3.81m x 2.21m)

Window to the rear elevation, double radiator.

### **Annex Shower Room**

Suite comprising walk in shower with wall mounted electric shower unit and controls, inset wash hand basin with vanity unit beneath, double radiator, WC with concealed cistern, obscured glass window to the rear elevation, heated towel rail, built in linen cupboard.

### **Outside**

#### **Front Garden**

Beautifully planted with raised flowerbeds, well stocked with shrubs, plants and tress of various kinds, hedging to the front, in/out bricked paved driveway with extensive off road parking, access to side of the property.

#### **Rear Garden**

Mainly laid to lawn, beautifully landscaped with extensive patio areas, well stocked with a variety of plants, trees and shrubs of various kinds, green house, timber framed shed, gate leads to storage area with additional shed with power and light.

#### **Garage**

Double opening doors, power and light, personal door into kitchen/breakfast room.

#### **Utility Room**

Space for appliances accessed to the side of garage.

#### **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.





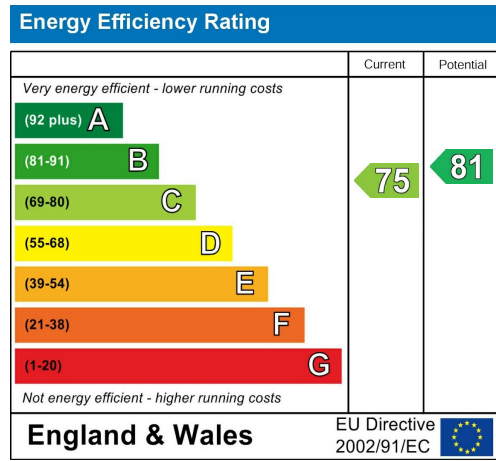
GROUND FLOOR  
APPROX. FLOOR  
AREA 1919 SQ.FT.  
(178.3 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1404 SQ.FT.  
(130.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3323 SQ.FT. (308.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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