

**RUSH  
WITT &  
WILSON**



**246 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AG  
£765,000**

**An opportunity to acquire this exceptional well presented four bedroom detached character house, ideally situated in this sought after location of Cooden. The property has been renovated to and exceptional standard throughout by the current vendors and comprises a large entrance hall, bay fronted lounge, large modern 'L-shaped' kitchen/diner and WC all to the ground floor. To the first floor there are four bedrooms and a modern fitted family shower room. Other benefits include gas central heating to radiators, double glazed windows throughout, a modern duel aspect wood burning stove and a new roof. Externally the property boasts a beautifully maintained private and secluded garden to the rear, whilst to the front of the property there is an in and out driveway providing off road parking for multiple vehicles leading to the detached single garage. Conveniently situated within easy walking distance to Cooden Beach and Cooden Beach rail station with direct links to London, Gatwick Airport, Brighton and Ashford International while still only being approximately 1.5 miles from Bexhill town centre. Viewing comes highly recommended BY RWW Bexhill to appreciate this stunning character property in this highly popular location.**



### **Entrance Porch**

Obscured double glazed modern composite front door with obscured double side light window leading to entrance hall.

### **Entrance Hall**

With one modern vertical, column radiator, stairs leading to first floor with under-stairs storage cupboard, tiled floor.

### **Living Room**

14'4" x 14'2" (4.37 x 4.32)

Double glazed bay window to the front elevation, radiator, modern fitted double access log wood burning stove.

### **Kitchen/Diner**

25'7" x 21'1" (7.82 x 6.45)

Large open plan modern fitted kitchen/diner with double glazed windows and double glazed French doors to the rear elevation giving access onto the rear garden, modern vertical radiator and one radiator, two double glazed windows to the side elevation and obscured double glazed window and double glazed uPVC stable door to the side elevation giving access to the side of the property, double aspect wood burning stove, modern fitted kitchen with a range of matching wall and base level units with straight edge worktop surfaces, stainless steel bowl and half sink with drainer and mixer tap, integrated dishwasher, integrated washing machine, breakfast bar, space for American style fridge/freezer, space for large Range Master style cooker with stainless steel splashback and extractor hood above, large storage cupboard housing the electric meter, electric consumer unit, fitted shelving and space for tumble dryer with vent, tiled floor, recessed ceiling spotlight, part tiled walls.

### **Cloakroom**

Modern designer radiator, low level wc, small vanity unit with wash hand basin, mixer tap and storage cupboard beneath, fully tiled walls and floor, recessed ceiling spotlight.

### **First Floor Landing**

Double glazed window to the side elevation, one modern vertical radiator, built in linen cupboard with slatted shelving, access to loft space.

### **Bedroom One**

14'4" x 13'8" (4.37 x 4.18)

Double glazed bay window to the front elevation with partial sea views, radiator.

### **Bedroom Two**

14'7" x 12'1" (4.45 x 3.70)

Double glazed windows to the rear elevation overlooking the rear garden, radiator, large range of fitted wardrobes comprising hanging space, shelving and drawer units.

### **Bedroom Three**

10'10" x 8'9" (3.32 x 2.67)

Double glazed window to the rear elevation overlooking the rear garden, radiator.

### **Bedroom Four**

11'9" x 11'5" (3.60 x 3.50)

Double glazed window to the front elevation with some partial sea views, radiator, built in storage cupboard with fitted shelving and hanging space, fitted desk unit with alcove shelving above.

### **Shower Room**

Obscured double glazed window to the side elevation, modern vertical radiator, modern fitted shower room comprising vanity unit with wash hand basin, mixer tap and storage drawers beneath, low level wc, large walk in shower cubicle with Aqualisa shower controls and shower attachment, fully tiled walls and floor, recessed ceiling spotlights, extractor fan.

### **Outside**

#### **Front Garden**

Blocked paved in and out driveway providing off road parking for multiple vehicles leading to the detached single garage, fitted electric car charging point, small front garden with mature plants and shrubs.

#### **Detached Single Garage**

14'11" x 8'7" (4.56 x 2.63)

Detached single garage, electrically operated roller door, power and light, eaves storage space.

#### **Rear Garden**

Blocked paved patio and pathway, the rest of the garden is mainly laid to lawn with mature plant and shrub borders, gated access down both sides of the property leading to the front, timber garden shed, external lighting, garden pond.

### **Agents Notes**

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 697 SQ.FT.  
(64.8 SQ.M.)

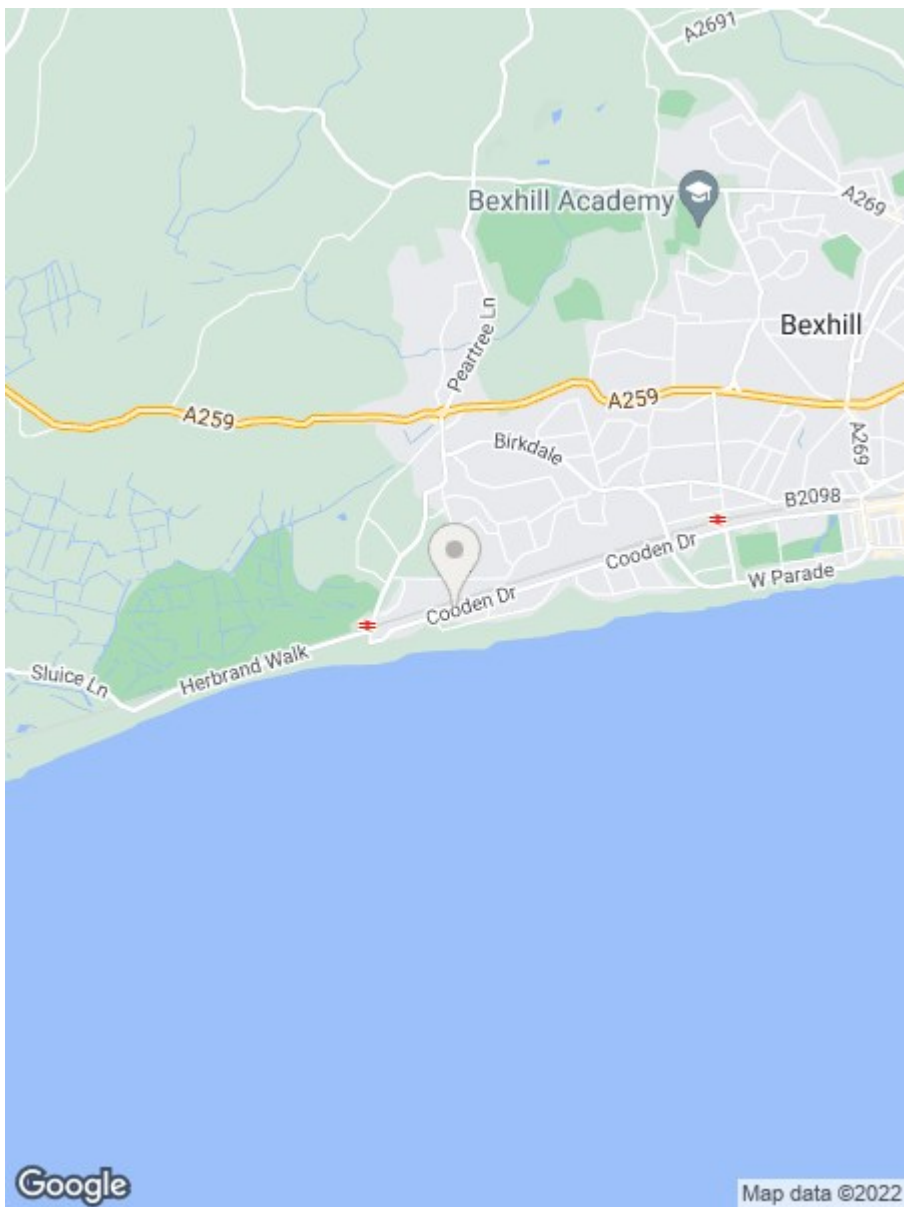


1ST FLOOR  
APPROX. FLOOR  
AREA 678 SQ.FT.  
(63.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1375 SQ.FT. (127.8 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(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>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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