

**RUSH  
WITT &  
WILSON**



**248 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AG  
£635,000**

**A beautiful three/four bedroom detached family home, situated in the sought after location of Cooden, Bexhill. Offering bright and spacious accommodation throughout the property comprises bay fronted living room, separate bay fronted dining room, modern fitted kitchen/breakfast room, conservatory, study, wc and downstairs shower room to the ground floor. To the first floor there are three double bedrooms and a 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, garage and beautifully maintained front and rear gardens. Viewing comes highly recommended by RWW Bexhill. Council tax Band E.**



**Entrance Porch**

Large entrance porch with windows to the front and side elevations, glass panelled door, tiled flooring.

**Entrance Hallway**

Obscured glass panelled entrance door, stairs leading to the first floor, radiator, under stairs storage cupboard with hanging space.

**Living Room**

18'2" x 14'2" (5.55 x 4.32)

Double glazed corner bay window to the front and side elevations with window seats, feature fireplace, double radiator.

**Dining Room**

13'5" x 10'11" (4.11 x 3.35)

Double glazed bay windows to the front elevation, double radiator.

**Kitchen**

16'0" x 11'7" (4.88 x 3.54)

Window to the side elevation, modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktops, one and half bowl sink with drainer and mixer tap, space for freestanding Range style cooker, integrated fridge and freezer, integrated dishwasher, tiled splashbacks, radiator, glass panelled door leads into the conservatory, utility cupboard with space and plumbing for washing machine and tumble dryer and window to the rear elevation.

**Conservatory**

12'9" x 9'10" (3.89 x 3.00)

Windows to the side and rear elevations, double glazed glass panelled doors lead onto the patio area, tiled flooring, double radiator with an additional electric radiator.

**WC**

Suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap, part tiled walls, obscured double glazed windows to the rear elevation, heated towel rail.

**Study**

11'4" x 6'1" (3.47 x 1.87)

Window to the rear elevation, radiator, feature fireplace, tiled flooring.

**Downstairs Shower Room**

Suite comprising large walk in shower with chrome controls, heated towel rail, electric radiator, obscured double glazed windows to the side elevation, built in storage cupboards with shelving, partly tiled walls, recessed ceiling spotlights, tiled flooring, internal door leading to the garage.

**First Floor Landing**

With windows to the rear elevation,

**Bedroom One**

18'3" x 14'2" (5.57 x 4.32)

Double glazed windows to the front elevation, feature fireplace, double radiator, large built in wardrobe cupboard with hanging space and shelving.

**Bedroom Two**

14'4" x 12'0" (4.39 x 3.67)

Double glazed windows to the front elevation, double radiator, built in wardrobe cupboards.

**Bedroom Three**

11'8" x 9'3" (3.56 x 2.83)

Double glazed windows to the rear elevation, radiator.

**WC**

Suite comprising w/c low level flush, wash hand basin, window to rear

**Family Bathroom**

Suite comprising panelled bath with chrome controls, additional wall mounted shower with shower attachment and showerhead, vanity unit with wash hand basin and mixer tap, chrome heated towel rail, tiled walls, tiled floor, obscured double glazed windows to the side elevation.

**Outside****Front Garden**

Paved driveway providing off road parking for multiple vehicles.

**Rear Garden**

Mainly laid to lawn, well established with various plants, shrubs and trees, fenced and enclosed to all sides, patio area suitable for alfresco dining, timber framed summerhouse, side access is available.

**Garage**

With electrically operated roller door, power and light.

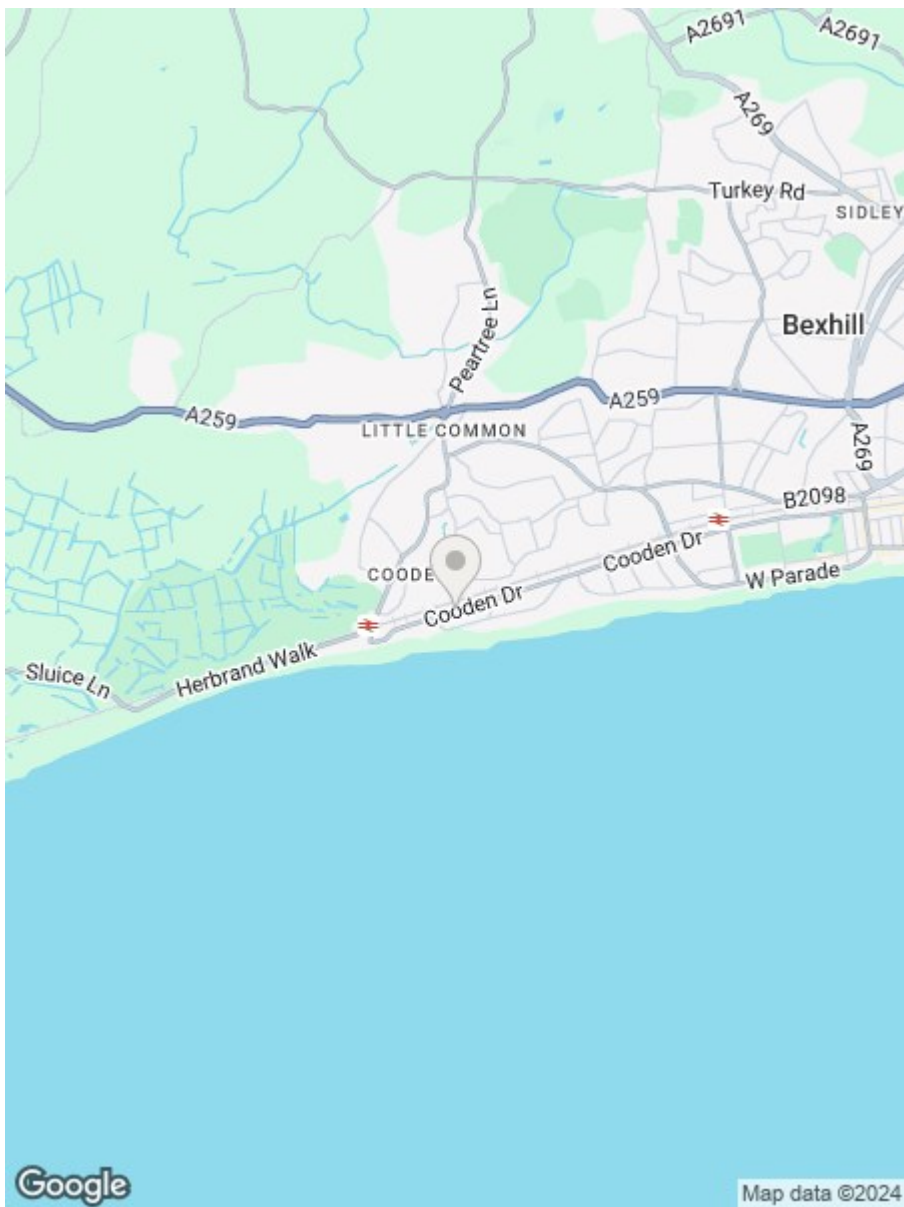
**Agents Note**

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.







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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