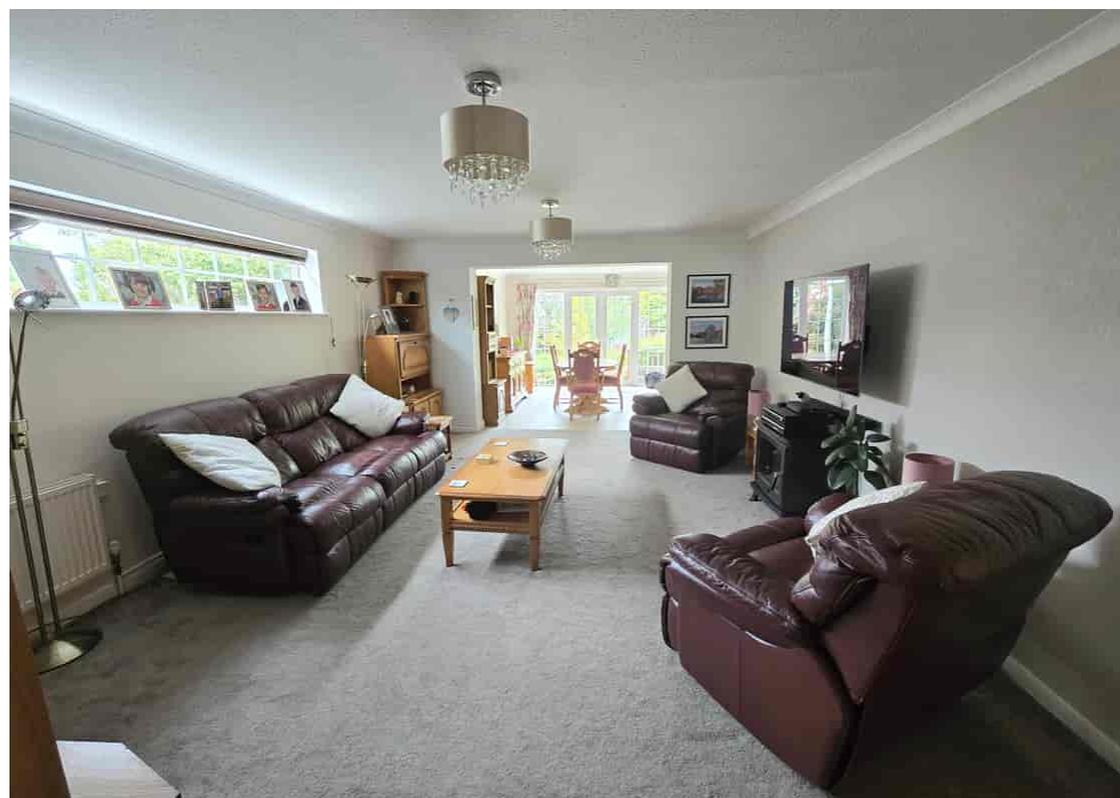
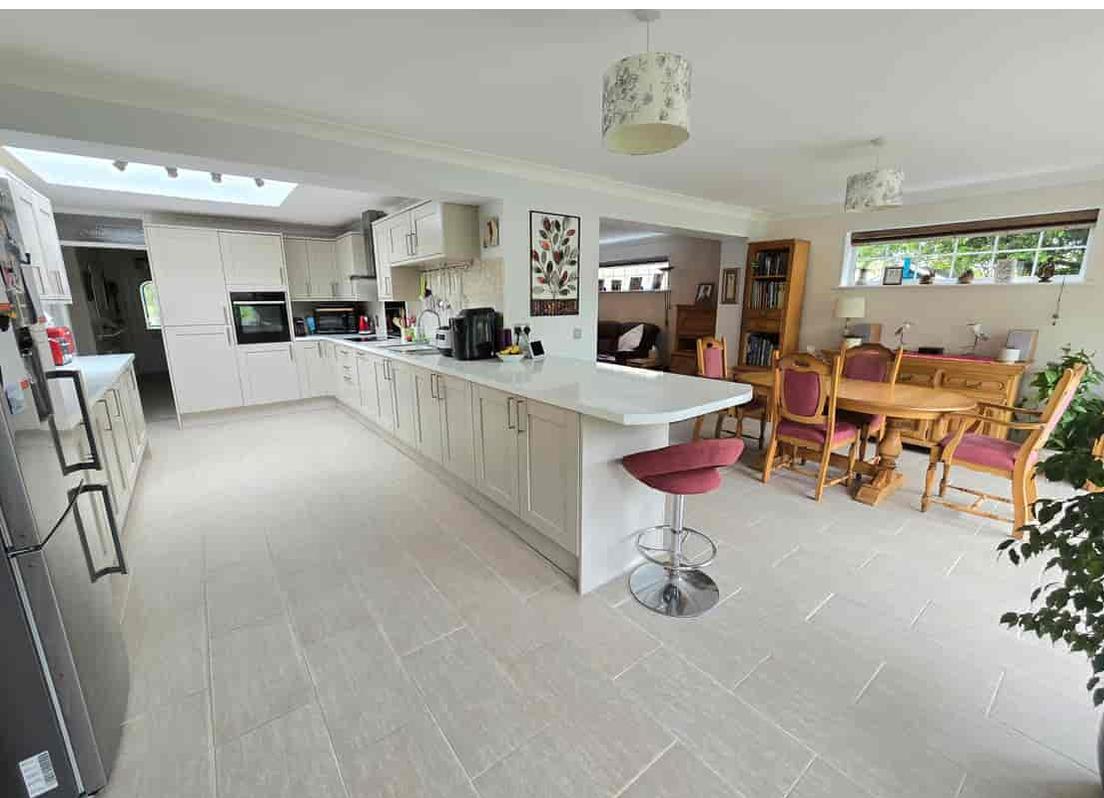




7 Effingham Drive, Cooden, Bexhill-on-Sea, East Sussex, TN39 3UN

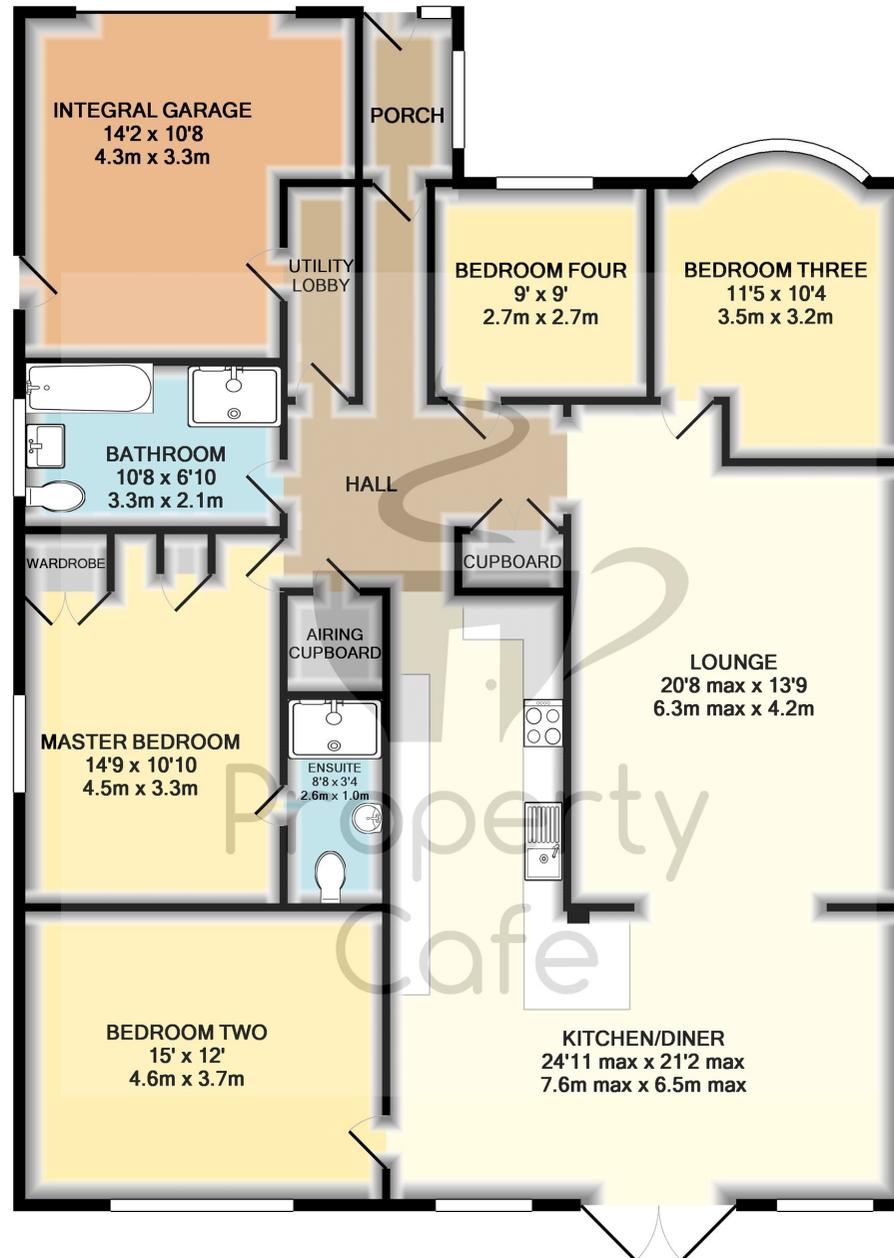
An Immaculate & substantially detached detached bungalow in the heart of Cooden £725,000 - Freehold





Property Café are delighted to offer for sale this well presented and deceptively spacious, four bedroom detached bungalow. Situated in a sought after location on edge of Cooden with accommodation in brief comprising; Entrance porch leading through to the spacious inner hall. Spacious lounge opening onto the 21ft 2 x 24ft 11 dual aspect, modern fitted Kitchen diner. The kitchen provides a range of wall and base units, under counter integral fridge, integral dishwasher, eye level electric oven and induction hob, under counter lighting, electric velux window and UPVC double doors out to the rear garden. The master bedroom benefits from built-in wardrobes and a en-suite shower room. Bedroom three also has a built-in bed with storage facilities and there is a two further good sized bedrooms. The bathroom comprises a walk-in shower cubicle, bath with shower attachment, low level WC and wash hand basin. Additional benefits to include; Utility lobby with space and plumbing for washing machine and tumble dryer. Double glazing, gas central heating, off road parking and integral garage (with power light electric garage door hot cold water) The property also benefits from income producing solar panels * A Beautiful landscaped gardens with an abundance of plants shrubs & bushes * New internal doors * Refurbished Garden lodge with shower * Summer house / green house / rear access to CLW x timber build sheds * Raised flower beds & vegetable plots * blackberry cultivated / strawberries / x2 raspberry / gooseberries / blueberries / blackcurrants / rhubarb * apple & plum ... Brambly eating apple * Outside water tap / outside security lighting / key lock access to the side / Filtered fish pond & wildlife pond * Fitted with solar panels {x6 years ago} / ample external power : To appreciate this well presented and spacious bungalow in full, your earliest viewing is highly recommended, please call Property Café on (01424) 848422/224488.





TOTAL APPROX. FLOOR AREA 1631 SQ.FT. (151.5 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
 Made with Metropix ©2016

Bedrooms: 4
Receptions: 2
Council Tax: Band F
Council Tax: Rate 3686.72
Parking Types: Driveway. Garage.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (73)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



As you will note from the photographs, the bungalow affords a very good sized north westerly facing rear garden. Mainly laid to lawn with various shrubs, borders, tree's and patio area. There is a large vegetable garden, a built-in children's play area, pond, two apple trees, pear tree and a cherry tree. The garden also has two timber framed sheds, two greenhouses and power and light.

At the bottom of the garden you will see there is a good sized garden room with power and light and a further garden room offering power, light and has an internet connection, currently used as a home office.



Situated in the heart of the sought after Cooden area of Bexhill. Within easy access of Little Common Village which offers an excellent range of small independent shops which includes an excellent butchers, delicatessen, fishmongers, greengrocers & news agents. You will also find a late opening Tesco store, excellent doctors & dentist surgeries & many additional specialist shops. There is also a good bus service & Cooden Beach mainline station has an excellent regular service to Eastbourne, Brighton, London & Gatwick. There is stunning countryside nearby, Cooden golf club & of course the beautiful beach is only a short distance away.

- Substantially extended Detached Bungalow
 - Four good size family bedrooms
 - Extended 'L' shaped modern-kitchen diner
 - 21ft x 24ft Open Plan Family lounge
 - Immaculate decoration & presentation throughout
 - Master bedroom with en-suite shower.
 - Large integral garage with utility lobby
 - Central heated / Double glazed / Highly Efficient Home
- A beautifully presented detached bungalow
 - Fitted with solar panels {x6 years ago} / ample external power/
 - Summer house / green house / rear vehicle access / timber build sheds
 - Beautiful landscaped gardens with an abundance of plants shrubs & bushes
 - Outside water tap / outside security lighting / key lock access to the side /
 - Refurbished Garden lodge with shower ...
 - Highly sought after Cooden location
 - To arrange a viewing, please contact 01424 224488