



67 Cooden Drive, Bexhill on Sea, East
Sussex TN39 3AY



PROPERTY DESCRIPTION

A well presented and spacious five/six bedroom detached family house situated on the south side of this sought after road. The property is situated just a few minutes walk from South Cliff Beach, Collington Woods & Collington Station whilst Bexhill Town Centre & railway station are approximate a mile away. The ground floor accommodation comprises; entrance porch, cloakroom/WC, entrance hall, spacious 24' dual aspect lounge, dual aspect dining room, further reception/ground floor bedroom with en-suite shower room, modern bay fronted kitchen and lobby/utility. On the first floor there is a large landing, five bedrooms and the modern family bath/shower room. As this property occupies a corner plot there are garden to both the southerly and westerly aspects as well as a large front garden with off road parking and a good size detached garage. EPC - C.



FEATURES

- Fantastic Five/Six Bedroom Detached Family Home
- Sought After South Side Of Cooden Drive
- Corner Plot With South & West Facing Gardens
- Large 24' Dual Aspect Lounge
- Dual Aspect Dining Room
- Modern Bay Fronted Kitchen
- Ground Floor Bedroom/Reception Room With En-Suite Shower Room
- Detached Garage And Off Road Parking
- Short Walk To Seafront
- Council Tax Band - F





ROOM DESCRIPTIONS

Entrance Porch

Accessed via UPVC front door with double glazed patterned inserts.

Cloakroom/WC

Double glazed patterned window to the front, low level WC, wall mounted wash hand basin, mosaic tiled walls.

Entrance Hall

Accessed via wooden door with glazed inserts, picture rail, stairs rising to the first floor, radiator, under-stairs storage cupboard.

Dining Room

13' 11" x 12' 0" (4.24m x 3.66m) A bright dual aspect room with double glazed window to the front and bay window to the side with the latter overlooking the garden, picture rail, two radiators, feature fireplace.

Lounge

24' 8" x 12' 9" max (7.52m x 3.89m max) A spacious dual aspect room with double glazed bay window and double doors to the rear and double glazed window to the side, picture rail, feature fireplace with brick surround and inset log burner, two radiators, television point.

Further Reception/Ground Floor Bedroom

10' 5" x 9' 11" (3.17m x 3.02m) Double glazed window to the rear overlooking the garden, picture rail, radiator.

En-Suite

Two double glazed patterned windows to the side, modern three piece suite comprising; corner shower cubicle with thermostatic shower over and further handheld attachment, wash hand basin with chrome mixer tap and cupboard under, low level WC, chrome heater ladder style towel rail, tiled walls.

Kitchen

14' 2" into bay x 12' 4" (4.32m into bay x 3.76m) Double glazed bay window to the front, further double glazed windows to the front and side, stable style door to the rear leading to the lobby, inset spotlights, a modern fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit with mixer tap, space for range style cooker with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-fridge/freezer and dishwasher, underfloor heating.

Lobby

UPVC door with double glazed insert leading to the side, space for washing machine, wall mounted gas fired boiler.

First Floor Landing

Large double glazed window to the front with feature stained insert, access to loft space via hatch, radiator.

Bedroom One

15' 7" into bay x 12' 11" (4.75m into bay x 3.94m) A dual aspect room with double glazed windows to the side and rear, picture rail, feature fireplace, two radiators, built-in cupboard.

Bedroom Two

16' 5" x 12' 0" (5.00m x 3.66m) A dual aspect room with double glazed windows to the front and side, picture rail, radiator.

Bedroom Three

10' 5" x 9' 11" (3.17m x 3.02m) Double glazed window to the rear, picture rail, radiator, built-in cupboard, feature fireplace.

Bedroom Four

9' 11" x 8' 8" (3.02m x 2.64m) Double glazed window to the rear, picture rail, radiator.

Bedroom 5/Study

10' 9" x 6' 0" (3.28m x 1.83m) Double glazed window to the front, picture rail, feature fireplace, built-in cupboard.

Family Bathroom

Two double glazed windows to the side, a stunning re-fitted four piece suite comprising; panelled bath with mixer tap, large walk-in shower cubicle with thermostatic shower over and further handheld attachment, low level WC, wash hand basin with mixer tap and cupboard under, tiled walls, chrome heater ladder style towel rail.

Garage

20' 8" x 9' 11" (6.30m x 3.02m) Accessed via up and over door, window to the rear, courtesy door to the side.

Outside

The property occupies a good size corner plot with gardens enjoying a southerly and westerly aspect.

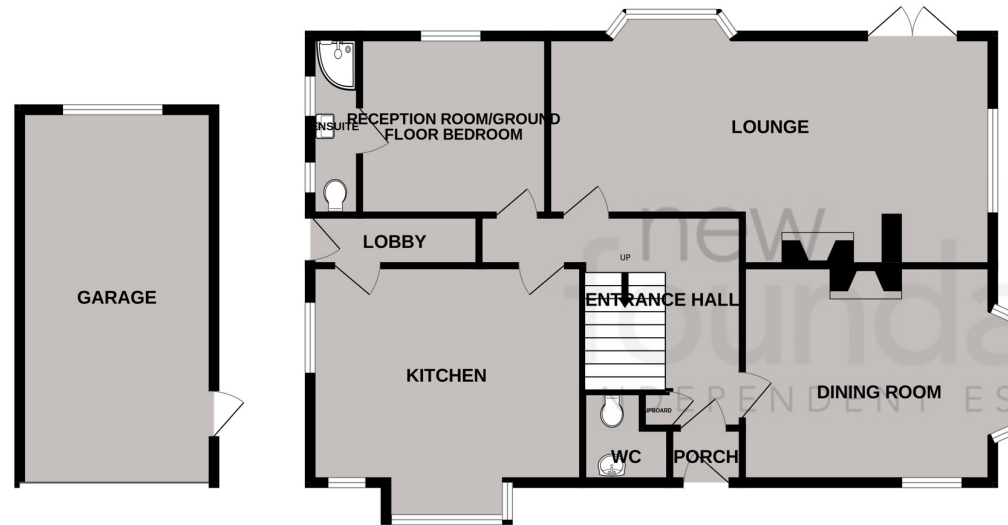
The front is approached via a block paved pathway leading to the front door and driveway, paved driveway providing off road parking and leading to the garage, gated side access, area laid with beach stones, area laid to lawn with various well planted borders.

Gate leading to the side area of garden which has a growing area with various fruits and vegetables, timber raised beds, large area laid to lawn with mature shrubs and hedging, timber framed covered seating area.

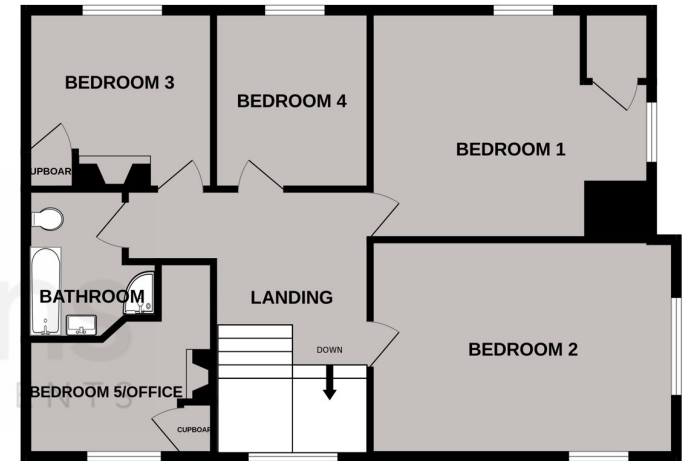
Adjacent to the rear of the property there is a decked area ideal for entertaining and set beneath the pergola, raised timber beds, area laid with shingle, timber framed shed, courtesy door to the garage, poly tunnel with various fruits and vegetables.

FLOORPLAN

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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