



Claremont Cooden Close, BEXHILL-  
ON-SEA TN39 4TQ



## PROPERTY DESCRIPTION

Rarely available is this beautifully presented 3 bedroom house situated in one of the most sought after locations in Cooden. The property has recently had a new driveway, fitted Hammonds furniture in all bedrooms, replacement front door and boiler, Portuguese Limestone Fireplace. The accommodation comprises, entrance hall, sitting room, dining room, breakfast room, conservatory with under floor heating, refitted kitchen, ground floor cloakroom, refitted family bathroom/shower room, separate w/c, double glazing, gardens and garage. EPC - D

## FEATURES

- 3 Bedroom House
- Beautifully Presented
- Sought After Cooden Cul de Sac
- 2 Reception rooms
- Conservatory
- 123 square metres
- Council Tax Band - E
- Refitted Kitchen and Bathroom
- Replacement Boiler
- Chain Free





## ROOM DESCRIPTIONS

### Entrance Hall

Replacement double glazed front door leading to entrance hall with radiator, door to under stairs storage cupboard with shelving and further door to the garage.

### Ground Floor Cloakroom

Fitted with low-level WC, wash hand basin with tiled splash back, electrically heated towel rail, frosted double glazed window.

### Living Room

19' 7" plus bay x 12' (5.97m x 3.66m) Double glazed bay window with outlook to the front of the property, three radiators, Portuguese limestone hand built fireplace with fitted electric fire, wall lights, television point, opening through to the dining room.

### Dining Room

11' x 9' 10" plus bay (3.35m x 3.00m) With two radiators, spotlights, return door to the breakfast room, double glazed doors leading to the conservatory.

### Conservatory

10' 3" x 7' 10" (3.12m x 2.39m) Floor-to-ceiling double glazed windows, under floor heating, double glazed French doors leading into the garden.

### Breakfast room

With engineered oak flooring, radiator, double glazed window and double glazed door leading onto the rear garden.

### Refitted Kitchen

9' 10" x 9' 4" (3.00m x 2.84m) Double glazed window overlooking the rear garden, single drainer sink unit with mixer tap with cupboard under, built-in dishwasher, range of working surfaces with cupboards and drawers under, built in washing machine, fridge freezer. Further working surfaces with cupboards and drawers under, tall storage unit housing double electric Neff ovens, built in Neff hob with extractor hood over, matching wall mounted cupboards, spotlights, heated towel rail and engineered oak flooring.

### First Floor Landing

Double glazed window, access to loft space with fitted ladder, gas boiler and light, built in airing cupboard.

### Bedroom 1

16' x 12' (4.88m x 3.66m) Double glazed bay window and door leading onto balcony with sea glimpse, range of fitted Hammonds bedroom furniture, radiator, spotlights.

### Bedroom 2

13' into bay x 12' (3.96m x 3.66m) Double glazed window overlooking the rear of the property, radiator, range of fitted Hammonds bedroom furniture.

### Bedroom 3

9' x 7' 7" (2.74m x 2.31m) Double glazed window overlooking the front with sea glimpse, radiator, Hammond fitted wardrobe.

### Refitted Bathroom/Shower room

With tiled floor, fitted panel bath with mixer tap and shower attachment, vanity unit with inset wash basin with mixer tap and cupboards under, shaver point, tiled shower cubicle with chrome fittings and glass screens, part tiled walls, heated towel rail.

### Separate WC

Fitted with low-level WC, radiator, double glazed frosted window.

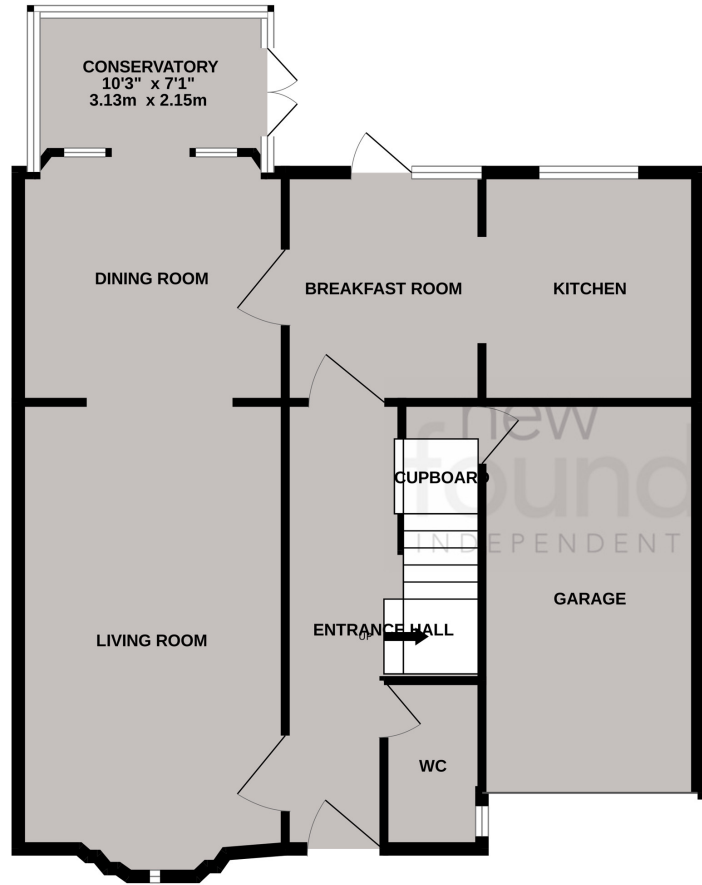
### Outside

To the front for property there is a recently laid double driveway leading to single garage with up and over electric door. The front gardens have been professionally landscaped.

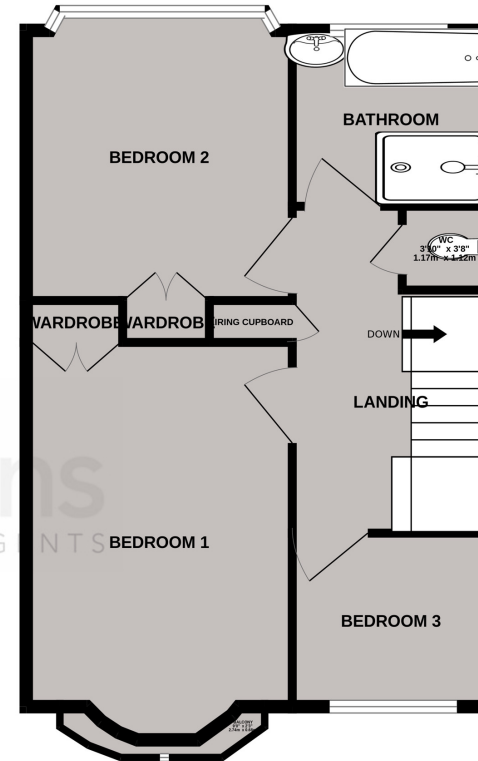
The principal area of gardens are located to the rear of the property with area of decking, outside light, two outside taps (front and rear), the garden is laid to lawn with flower and shrub borders. To one side of the property there is a covered side passageway with gated access to the front.

# 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	55	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

