



15 Cooden Drive, Bexhill-on-Sea, East
Sussex TN39 3DB



PROPERTY DESCRIPTION

Offered in immaculate presentation and backing directly onto the Polegrove with sea views from many of the rooms. An older style 5 bedroom detached house situated in this most sought after location close to Bexhill Town Centre, seafront and railway station. Other notable features include 3 reception rooms and garden room, separate utility room, en-suite to master bedroom, tandem garage, off road parking for several cars and a wonderful mainly lawned south facing rear garden. EPC - D.

FEATURES

- Five Bedrooms With En-Suite To Master
- Three Reception Rooms And Garden Room
- Wonderful Detached Residence
- Incredible Kitchen/Diner With Breakfast Bar
- Tandem Garage
- Beautiful Southerly Aspect Rear Garden With Large Decked Area
- Immaculate Presentation Throughout
- Off Road Parking For Multiple Vehicles
- Directly Backing Onto The Polegrove
- Council Tax Band - F





ROOM DESCRIPTIONS

Covered Entrance & Entrance Hall

Covered entrance with double glazed front door and double glazed side screens leading onto good sized entrance hall with three radiators, ornate ceiling coving, door to garage, under-stairs storage cupboard, wooden flooring.

Ground Floor Cloakroom

Concealed cistern low-level WC, wash hand basin, part tiling to walls, extractor fan.

Front Reception Room

14' 3" x 12' 6" (4.34m x 3.81m) max into bay. With fireplace and built-in wooden units either side of chimney breast, radiator, telephone point, picture rail, wall lights, double glazed bay window with outlook to front.

Rear Reception Room

14' 6" x 14' 0" (4.42m x 4.27m) With radiator, wall lights, telephone point, TV aerial point, large glazed double doors with large floor to ceiling windows either side, leading directly onto Garden room.

Garden Room

14' 6" x 8' 5" (4.42m x 2.57m) With radiator, power and lighting, attractive outlook over the rear garden from the double glazed windows, double glazed double doors leading onto the rear garden and another single double glazed door to the side.

Dining Room

17' 0" x 10' 6" (5.18m x 3.20m) With two radiators, wooden flooring, ceiling spotlighting, double glazed windows and double glazed double doors leading to the garden, open plan to the kitchen area.

Kitchen

16' 3" x 8' 9" (4.95m x 2.67m) With breakfast bar area with storage below, spanning between both rooms and comprising one and a half bowl single drainer sink unit with mixer tap and inset Brita filter tap with further range of cupboards and drawers with solid wooden working surfaces over, matching wall mounted units with glass display front and lighting, part tiling to walls, under unit lighting, space for 1000mm range cooker, built-in and concealed fridge and dishwasher, large shelved larder style cupboard accessed via double doors, ceiling spotlighting, tiled floor, double glazed window with southerly aspect enjoying lovely views over the garden.

Utility Room

8' 9" x 7' 3" (2.67m x 2.21m) With units matching those in the kitchen with single drainer sink with mixer tap and cupboards under, further range of cupboards with wooden working surfaces over, some wall mounted cupboards, built-in and concealed fridge/freezer, space for washing machine and tumble dryer, part tiling to walls, radiator, tiled floor, ceiling spotlighting, double glazed window with outlook to front, double glazed door leading to the side.

First Floor Landing

Stairs rising from the ground floor entrance hall to the first floor landing with two radiators, picture rail, hatch to loft space with retractable aluminium ladder, lighting and part boarding.

Bedroom One

14' 6" x 13' 6" (4.42m x 4.11m) With built-in double and triple wardrobes, radiator, wall mounted bedside lighting, telephone point, double glazed window with a southerly aspect.

En-Suite

Large shower cubicle with glass screen and door and chrome fittings, concealed cistern low level WC, wash hand basin with mixer tap and cupboards below, tiling to walls, shaver point, mirror with lighting and heating, chrome heated towel rail, extractor fan.

Bedroom Two

12' 9" x 9' 10" (3.89m x 3.00m) Two built-in wardrobes, radiator, wall lights picture rail, double glazed window with outlook to front.

Bedroom Three

10' 9" x 9' 0" (3.28m x 2.97m) Radiator, double glazed window with outlook to front.

Bedroom Four

9' 0" x 9' 0" (2.74m x 2.74m) Radiator, double glazed window with outlook to front.

Bedroom Five

8' 10" x 7' 0" (2.69m x 2.13m) Radiator, double wardrobe, double glazed window with outlook to rear having a southerly aspect.

Family Bathroom

Range of modern fittings comprising; panelled bath with mixer tap and shower attachment, large shower cubicle with glass screen, sliding glass door and chrome fittings, wash hand basin with mixer tap and cupboard below, concealed cistern low level WC, tiled floor, ceiling spotlighting, extractor fan, chrome ladder radiator, double glazed window having southerly aspect.

Garage

32' 0" x 9' 0" (9.75m x 2.74m) max. Double length garage accessed via metal up and over door with power and light, radiator and built-in workbench, door leading onto the rear garden

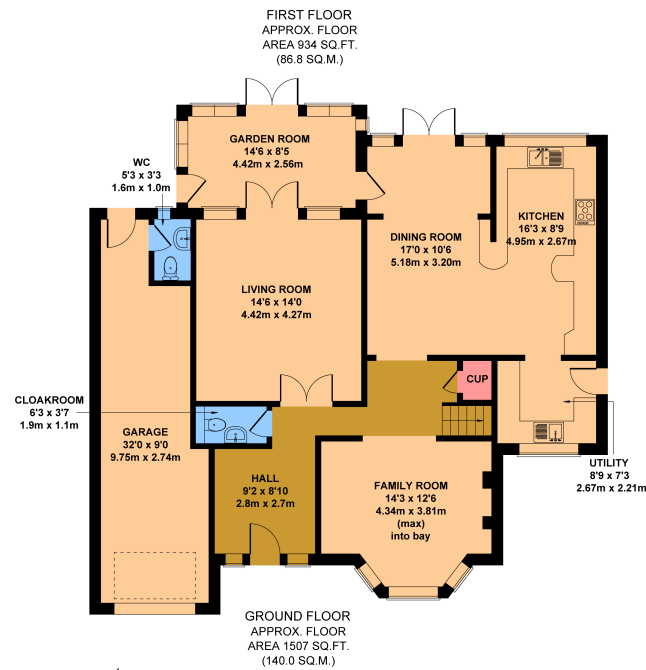
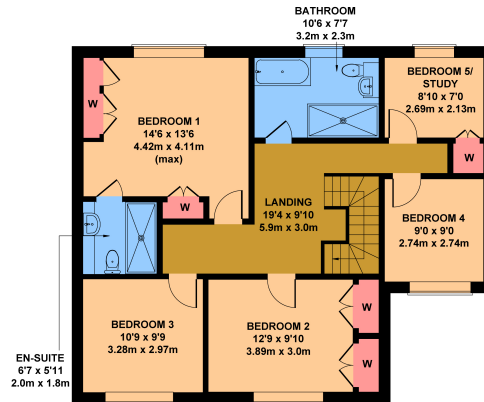
Additional WC

High-level cistern, wash hand basin, radiator, frosted glass double glazed window.

Rear Garden

The front garden, mainly laid out to be used as a driveway providing space for several cars and having various flower and shrub borders with boundary brick wall with conifers to give additional screening. The rear garden, a particular feature of the property offering a southerly aspect and backing directly onto the Polegrove. Enjoying a large raised decking area with power and security lighting, steps down to the main area of garden which is laid to lawn with various flower and shrub borders, timber shed with light, power and water tap, further area of decking behind the shed, access down either side of the property via two gates leading to the front. The area immediately behind the kitchen door is also covered with outside lights and further outside tap.

FLOORPLAN



FIRST FLOOR
APPROX. FLOOR
AREA 934 SQ.FT.
(86.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 1507 SQ.FT.
(140.0 SQ.M.)



Not to Scale. Produced by The Plan Portal 2023
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		67	77
England, Scotland & Wales		EU Directive 2002/91/EC	

