

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent

www.campbellsproperty.co.uk



151 Cooden Drive, Bexhill-on-Sea, East Sussex TN39 3AJ £699,950 freehold

A beautifully presented three bedroom chalet bungalow that enjoys a desirable location with level south facing gardens, carriage drive and boasting an exceptional specification all located within a short walk of Bexhill seafront.

Detached Chalet
Bungalow
Garage

3 Bedrooms
South Facing Garden

2 Reception Rooms
Desirable Location

2 Bathrooms

Campbell's Estate Agents
74 High Street, Battle, East Sussex TN33 0AG
tel: 01424 774774
email: info@campbellsproperty.co.uk

Campbell's

www.campbellsproperty.co.uk

your local independent estate agent

www.campbellsproperty.co.uk

Campbell's

your local independent estate agent

Description

This attractive detached chalet style bungalow is situated in a favoured location fronting Cooden Drive and enjoying a level south facing garden. Approached over a carriage driveway has recently been the subject of a comprehensive program of upgrading. The accommodation is now beautifully presented and has been remodelled to provide modern living with a fabulous open-plan kitchen/living room that leads into a garden room extension. All of the reception rooms enjoys a fabulous view over the level south facing gardens. The accommodation is arranged around a large reception hall with original heringbone wood block flooring that leads into the living room which also has an open fire. A large bedroom is located on the ground floor with separate shower room, whilst to the first floor is a luxurious bathroom with separate shower cubicle and two additional bedrooms. The property is approached over a carriage driveway with ample parking and access to a garage and to the rear there are established gardens that are level and enjoy a southerly aspect. With its appealing location viewing is highly recommended.

Directions

From Cooden proceed east along Cooden Drive where No. 151 will be found on the right hand side.
What3Words: ///unloading.unzips.midfield

THE ACCOMMODATION

With approximate room sizes, is approached via panelled and glazed door to

RECEPTION HALL

15' 3" x 9' 3" (4.65m x 2.82m) max including staircase and large storage cupboard with hanging and shelving, parquet flooring.



LIVING ROOM

17' 0" x 13' 0" (5.18m x 3.96m) A triple aspect room with central brick open fireplace with large picture window taking in views of the garden, parquet flooring.

KITCHEN/BREAKFAST ROOM

22' 4" x 14' 2" (6.81m x 4.32m) narrowing to 10' within the dining area. Enjoying a double aspect with recessed lighting and fitted with a comprehensive range of base and wall mounted cabinets incorporating cupboards and drawers with integrated dishwasher, washing machine, fridge and freezer. There is a built in double oven and a large area of Quartz working surface incorporating sink with etched drainer and mixer tap, four ring induction hob with extractor fan above, opening into dining area which leads into the

GARDEN ROOM

11' 2" x 8' 7" (3.40m x 2.62m) With panelled ceiling, triple aspect with sliding doors onto the garden.



SHOWER ROOM

9' 4" x 5' 4" (2.84m x 1.63m) With obscured windows to side and fitted with a corner glazed shower with fixed and hand held shower, vanity sink unit with mixer tap, low level wc.

MASTER BEDROOM

16' 0" x 12' 0" (4.88m x 3.66m) A double aspect room.

FIRST FLOOR LANDING

With loft access, windows to side.

BEDROOM

16' 0" x 13' 8" (4.88m x 4.17m) With a dual aspect.

BEDROOM

10' 7" x 9' 4" (3.23m x 2.84m) Large walk-in wardrobe with hanging and shelving, window taking in views to the garden, access to attic space.

BATHROOM

9' 6" x 6' 4" (2.90m x 1.93m) With obscured windows, fitted with a white panelled bath with tiled surround, low level wc, vanity sink unit with mixer tap, cupboard housing water tank, tile enclosed shower with fixed and hand held shower.

From the kitchen a door connects to a



COVERED PASSAGE

12' 0" x 13' 7" (3.66m x 4.14m) Glazed door to outside, quarry tiling and access to a large storage cupboard measuring 5' 7" x 3' 4" (1.70m x 1.02m) .

GARAGE

16' 0" x 9' 3" (4.88m x 2.82m) widening to 13' 0" (3.96m) housing gas fired boiler and fuseboard.

OUTSIDE

To the front of the property is a carriage driveway that provides access to the garage with parking. The front garden is enclosed by mature hedging with a side patio leading to the front door. To the other side, gated access leads to private south facing gardens which are mature and established and enclosed with mature hedging. There are established borders that boast an array of flowering shrubs and specimen trees with an old summerhouse. Southerly aspect.



COUNCIL TAX

Rother District Council
Band E - £3,119.52

Viewing is strictly by appointment. To arrange a time please telephone: 01424 774774

We will be pleased, if possible, to supply any further information you may require.

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.