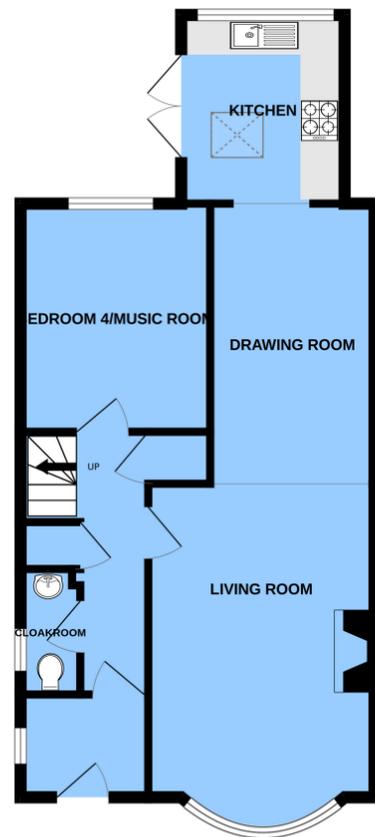
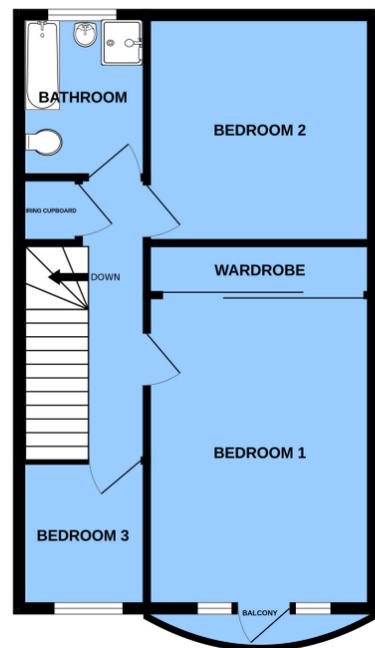


GROUND FLOOR



1ST FLOOR



268a Cooden Drive, Bexhill-on-Sea, East Sussex TN39 3AB

£450,000 freehold

A semi detached three bedroom property that is conveniently situated on Cooden Drive, within a short walk of the beach and promenade, enjoying spacious accommodation with a vaulted kitchen extension, large living room, separate study and three first floor bedrooms, the main with a south facing balcony.

Semi Detached House

3 Bedrooms

Living/Dining Room

Separate Reception Room

Vaulted Kitchen

Detached

Off-Road Parking

Close to Seafont

Outbuilding/Studio

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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Description

Viewing is essential of this well situated three bedroom semi-detached home that presents rendered elevations below a tiled roof with double glazing and gas central heating. The well planned accommodation is laid out around a reception hall with an impressive bay fronted living/dining room that opens into a vaulted kitchen extension that opens into the gardens. There is a separate study to the ground floor and to the first floor three bedrooms, the main with a south facing balcony. Benefiting from off-road parking, there is a beach inspired garden to the rear and access to an attached outhouse that offers further potential to convert into a home office or garden room, subject to any necessary consent. This building was originally constructed from a garage and the property benefits from a Right of Way over a driveway that leads out to the rear that originally gave access to the garage and could be reinstated.

Directions

From Cooden proceed east along Cooden Drive where No. 268a will be found on the left hand side.
What3Words: ///iron.codes.ramps

THE ACCOMMODATION

With approximate dimensions, is approached via an

ENTRANCE PORCH

6' 8" x 4' 0" (2.03m x 1.22m) Coved ceiling, wood flooring, glazed door through to

RECEPTION HALL

15' 3" x 4' 0" (4.65m x 1.22m) widening to 7' 0" (2.13m) Stairs rising to the first floor landing with under stairs cupboard and window above, separate cupboard with shelving and over head storage.

WC

5' 10" x 6' 0" (1.78m x 1.83m) Window to side, tiled walls and fitted with a low level wc, vanity sink unit.

RECEPTION ROOM

8' 10" x 8' 2" (2.69m x 2.49m) Window taking in views of the garden.

LIVING ROOM/DINING ROOM

28' 1" x 10' 10" (8.56m x 3.30m) narrowing to 8' 10" (2.69m) An impressive room with an attractive bow window to front, wood flooring throughout, wood burning stove. The dining area opens through to the



VAULTED KITCHEN

9' 3" x 8' 10" (2.82m x 2.69m) Enjoying a dual aspect with double doors opening onto the garden, fitted range of base units comprising of cupboards and drawers with spaces and plumbing for appliances. There is a good area of working surface incorporating a one and a half bowl stainless steel sink with mixer tap and drainer.

FIRST FLOOR LANDING

With window to side, loft access, cupboard housing boiler.

BATHROOM

8' 1" x 7' 1" (2.46m x 2.16m) Window to side, tiled walls and fitted with a white panelled bath, vanity sink unit, large glazed shower enclosure, concealed cistern wc, heated towel rail.

BEDROOM

10' 10" x 10' 10" (3.30m x 3.30m) With window to rear.

BEDROOM ONE

14' 10" x 10' 10" (4.52m x 3.30m) With glazed window and door opening out onto a rail enclosed BALCONY, range of sliding wardrobes with hanging and shelving.



BEDROOM

7' 10" x 7' 5" (2.39m x 2.26m) Window to front.

OUTSIDE

The property is approached over a block paved driveway with parking for one vehicle with a beach inspired area of garden. A gate gives access to the side and rear. The rear garden is predominantly laid to shingle interspersed with established plants and shrubs, being enclosed with fencing. To the rear is



WORKSHOP/STUDIO

18' 0" x 9' 0" (5.49m x 2.74m) Offering further potential, partially converted from a garage with sliding doors opening onto the garden. We are advised that the original vehicular access that leads behind the neighbouring property and back to the

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.