



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

82 Cooden Drive, Bexhill-on-Sea, East Sussex TN39 3AS

**£639,950**

 4 Bedroom

 2 Bathroom

 2 Reception







## AT A GLANCE...

Bexhill Estates are delighted to bring to the market this deceptively spacious four bedroom detached house. The property is situated in the highly sought after Cooden Drive, being just 0.2 miles to Bexhill-on-sea's award winning seafront and promenade, as well as being just a short walk to Colington Station with direct links to London Victoria. This charming property offers the perfect balance of warmth and character whilst at the same time, having been modernised to create a very loved family home.

The generous accommodation comprises entrance porch, hallway with under stairs storage opening into generous sitting room which benefits from a southerly aspect, bay window and wood burner. The fully fitted and well equipped kitchen has excellent range of wall mounted and under worksurface cupboards, range of fitted appliances, large central island with and breakfast bar and door leading into inner lobby with access to a cloakroom/w.c. The substantial dining room offers valuable and additional space to entertain, with doors then leading into the very impressive conservatory, with direct views into the lush and private rear garden.

To the first floor can be found an attractive and generous landing with additional storage, four bedrooms, one benefitting from en-suite shower room with w/c, and a modern family bathroom.

In addition the property boasts double glazing, gas central heating, ample storage throughout and a large loft space.

An early inspection is advised to fully appreciate all this delightful property has to offer.

82 Cooden Drive, Bexhill-on-Sea, East  
Sussex, TN39 3AS

 4 Bedroom  2 Bathroom  2 Reception

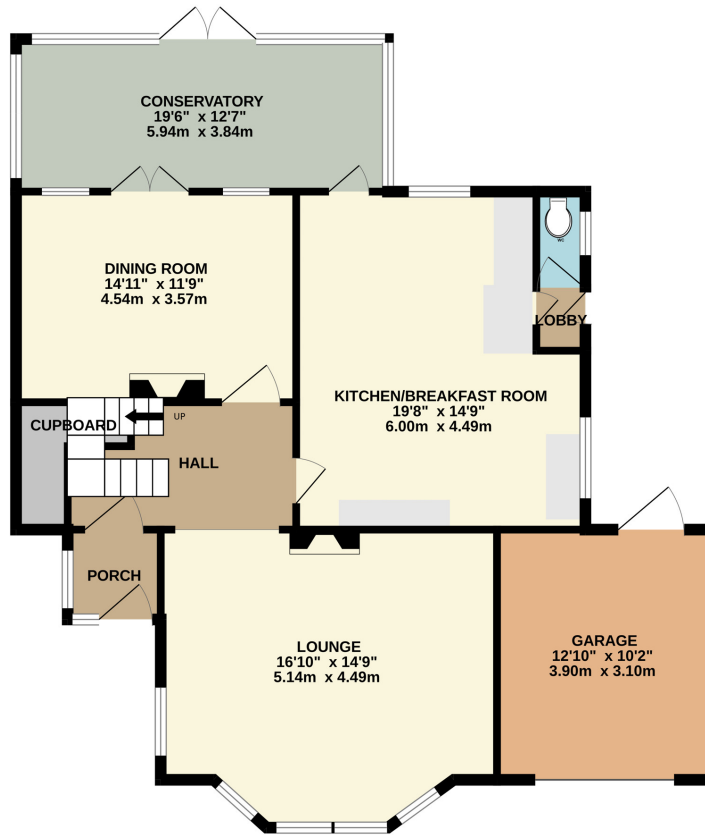


### Key Features:

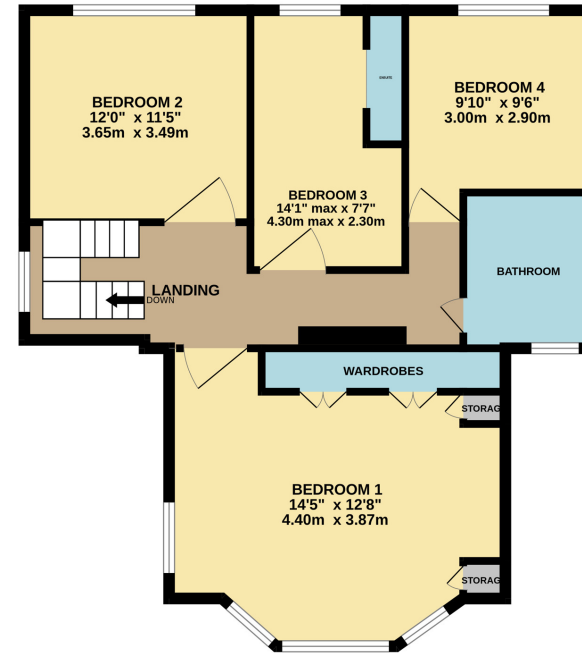
- Impressive Detached House
- Two Bathrooms
- Close to Seafront
- Separate Dining Room
- Secluded Front and Rear Garden
- Four Bedrooms
- Sought After Location
- Large Conservatory
- Off Road Parking and Garage

  
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GROUND FLOOR  
1034 sq.ft. (96.0 sq.m.) approx.



1ST FLOOR  
728 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 1762 sq.ft. (163.7 sq.m.) approx.


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   |
|---|---|-------------------------|---|
| Very energy efficient - lower running costs |   |                         |   |
| (92+)                                       | A | 67                      | 78  |
| (81-91)                                     | B |                         |   |
| (69-80)                                     | C |                         |   |
| (55-68)                                     | D |                         |   |
| (39-54)                                     | E |                         |   |
| (21-38)                                     | F |                         |   |
| (1-20)                                      | G |                         |   |
| Not energy efficient - higher running costs |   |                         |   |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |  |

## EXTERIOR

To the outside, the secluded gardens are a real feature of this charming property and they provide the perfect backdrop to this family home. To the front there is generous off road parking with the shingled drive leading to the garage. The front garden area is mostly laid to lawn, with secluded seating area and range of mature and flowering shrubs and planting.

To the rear, the outdoor space offers total privacy and provides the perfect area to relax and entertain, with paved terrace, pergola and vast array of mature trees and shrubs.

## LOCATION

The property is ideally positioned for convenience and is just a short stroll to the beach and promenade, which is just 0.2 miles! Bexhill Town Centre is approximately 1 mile and Collington Station is also just a short stroll away, offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bus routes and well-regarded Primary & Secondary Schools with 'Outstanding' OFSTED reports can be found within close proximity. Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a cafe is close by. Adjacent to Egerton Park is the Polegrove recreation ground with regular activities including Adult & Child football & cricket clubs and a sports bar. You will find local amenities in

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