



126 Cooden Drive, Bexhill-on-Sea, East
Sussex TN39 3AW



PROPERTY DESCRIPTION

A bright and spacious four double bedroom detached family house ideally situated just a short walk from the seafront. This wonderful home offers impressive accommodation comprising; entrance hall, south facing lounge, dual aspect dining room, breakfast room, good size kitchen, cloakroom/WC, conservatory, family bathroom & en-suite wet room. Outside there is an extensive front garden with off road parking for multiple vehicles, stunning rear garden and garage. EPC - E.



FEATURES

- Four Bedroom Detached House
- Sought After Cooden Drive Location
- Walking Distance To South Cliff Beach
- Three Reception Rooms
- Garage With Internal Access
- Large Frontage Providing Plenty of Off Road Parking
- Conservatory
- Master Bedroom With En-Suite Wet Room
- Family Bathroom With Separate Shower
- Council Tax Band - E





ROOM DESCRIPTIONS

Entrance Hall

Accessed via UPVC front door, two double glazed patterned windows to the side, two feature ceiling roses, ceiling coving, two radiators, under-stairs storage cupboard.

Cloakroom/WC

Double glazed patterned window to the rear, ceiling coving, fitted suite comprising; low level WC, wash hand basin with chrome central mixer tap with cupboard under, radiator, dado rail, part tiled walls.

Lounge

21' 4" into bay x 13' 5" (6.50m into bay x 4.09m) A bright and spacious south facing room with double glazed bay window to the front, plate rail, two radiators, feature fireplace with wooden surround and tiled hearth, sky/television point.

Dining Room

18' 5" x 13' 6" (5.61m x 4.11m) A bright and spacious dual aspect room with double glazed window to the side and front, picture rail, radiator, feature fireplace with wooden surround and tiled hearth.

Breakfast Room

11' 8" max x 11' 4" max (3.56m max x 3.45m max) Double glazed window to the rear overlooking the garden, ceiling coving, recessed storage with glazed fronted display unit, inset multi fuel Storax burner with tiled hearth, radiator.

Kitchen

13' 1" x 11' 8" (3.99m x 3.56m) Two double glazed windows to the rear overlooking the garden, ceiling coving, a fully fitted kitchen comprising; a range of laminate working services with inset double sink and drainer unit with chrome central mixer tap, inset four ring electric hob with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers and glazed front display units, built-in fridge and eye level double oven and grill, space for dishwasher, radiator.

Garage

19' 5" x 9' 4" (5.92m x 2.84m) Accessed via wooden double doors, personal door to the side, stainless steel sink and drainer unit with cupboard under, plumbing for washing machine, wall mounted gas fired Potterton boiler.

Conservatory

11' 6" x 10' 2" (3.51m x 3.10m) A fully double glazed conservatory set beneath a polycarbonate roof and brick base, French doors opening into the rear garden, radiator.

First Floor Landing

A spacious 29ft landing, double glazed window to the rear overlooking the garden, access to loft space via hatch, radiator, storage cupboard.



Bedroom One

18' 9" x 11' 3" to wardrobes (5.71m x 3.43m to wardrobes) Double glazed window to the front, picture rail, radiator, wash hand basin with chrome central mixer tap, tiled splashback with cupboard under, a range a built-in wardrobes across one elevation.

Bedroom Two

18' 9" x 10' 9" (5.71m x 3.28m) Double glazed window to the front, picture rail, wash hand basin with tiled splashback, radiator, built-in wardrobes.

Bedroom Three

13' 8" x 9' 6" (4.17m x 2.90m) Double glazed window to the front, picture rail, radiator, built-in wardrobes.

En-suite Wet Room

10' 4" x 4' 2" (3.15m x 1.27m) Double glazed velux window to the rear, wall mounted thermostatic shower, low level WC, pedestal wash hand basin, chrome heated ladder style towel rail, electric shaver point, part tiled walls.

Bedroom Four

10' 5" x 9' 1" (3.17m x 2.77m) Double glazed window to the rear, picture rail, radiator.

Family Bathroom

Two double glazed patterned windows to the rear, a five piece bathroom suite comprising; panelled bath with central mixer tap, fully tiled shower cubicle with electric shower over, low-level WC, pedestal wash hand basin with mixer tap, bidet, radiator, part tiled walls, electric shaver point.

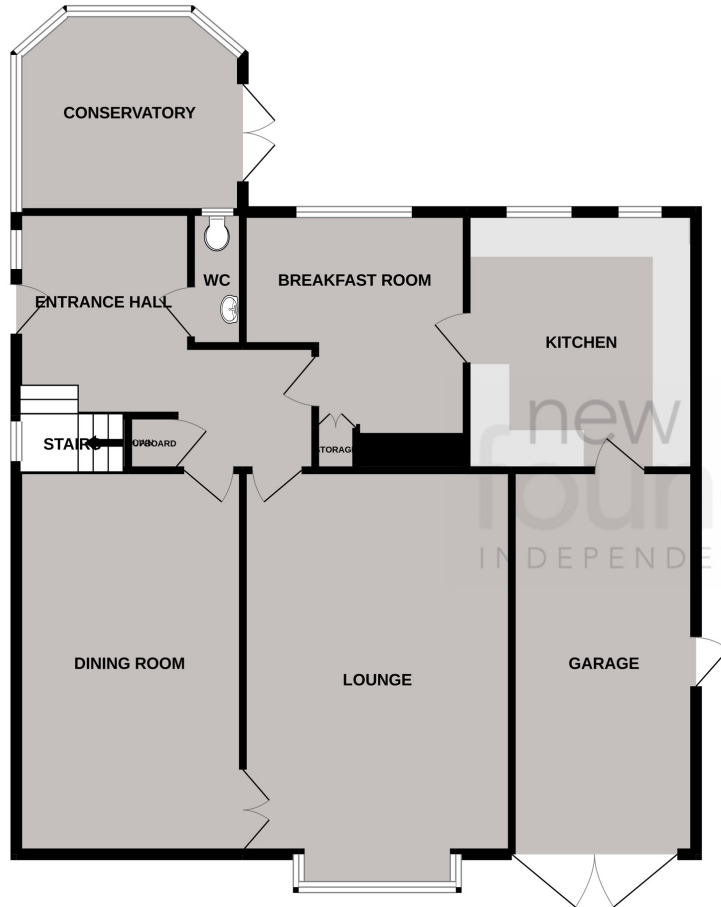
Outside

The front of the property is approached via a paved driveway providing off-road parking for multiple vehicles and leading to the garage, gated access to both sides, the remainder of the front garden is predominantly laid to lawn with very well planted flowers and shrubs, various areas laid with slate for ease of maintenance, outside lighting.

Adjacent to the rear of the property there is an extensive paved patio ideal for table and chairs, further raised patio area, the remainder of the rear garden is mainly laid to lawn with various well planted shrubs and bushes, timber framed storage, outside water tap, personal door to the garage, gated access to both sides.

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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