



Cooden Sea Road  
Bexhill-On-Sea, East Sussex, TN39 4RW

Guide price £900,000 Freehold

Wyatt  
Hughes

# COODEN SEA ROAD, BEXHILL-ON-SEA, EAST SUSSEX, TN39 4RW

GUIDE PRICE £900,000 £900,000 FREEHOLD

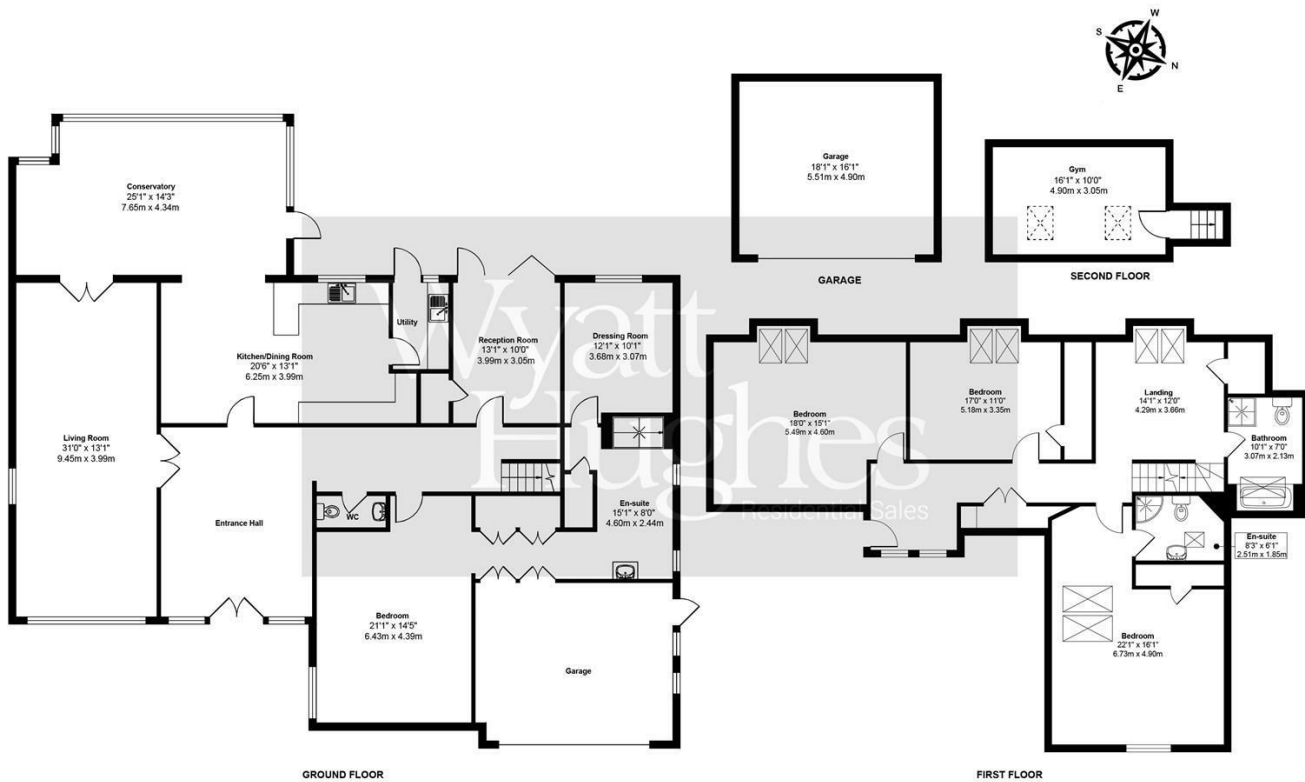


• 4323 sq ft • Large open plan kitchen/dining room • GUIDE PRICE £900,000 - £950,000 • EPC rating C • Four double bedrooms and cinema snug room / fifth bedroom • Three / Four reception rooms • Master bedroom suite with en-suite and separate dressing room • Double car port, Integral double and detached double garage with room above and ample off road parking • Superbly presented throughout • Tax Band F





Cooden sea Road  
Approximate Gross Internal Floor Area  
4323 sq. ft / 401.61 sq. m



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

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