



**Cooden Drive, Bexhill-On-Sea TN39 3AX**

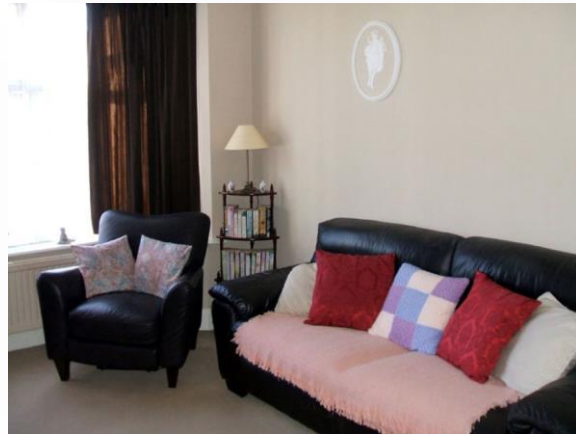
  
fox & sons



**welcome to**

**Cooden Drive, Bexhill-On-Sea**

Fox & Sons are delighted to present to the market this delightful FOUR BEDROOM DETACHED EDWARDIAN HOME, located in a highly desired and wonderful area close to Bexhill Town, Polegrove, St. Augustines Church and Collington Station. Viewing comes highly advised!



### About:

The property is a detached Edwardian double-fronted house (built circa 1927) with 4 bedrooms (three doubles, one single), situated in the much sought-after area of West Bexhill. It benefits from easy access to the local bus service (stops are just outside the house) and is a 4-minute walk from Collington railway station, the beach, the promenade, St Augustine's church and Collington Wood (a small copse ideal for dog walking, with a children's playground). The local GP surgery, 24-hour Tesco and other shops are a 10-minute walk away while the town centre with its variety of shops and cafes is approximately 15 minutes on foot.

Entrance is via a solid double wood gate onto a gravel drive with ample parking. The front of the property has a large lawn surrounded by fencing, mature trees and shrubs, all of which contribute to a high degree of privacy. Access to the rear of the property can be gained via gates on either side of the house. The rear garden is fenced and backs onto woodland - the property is not overlooked and is very private. There is potential to extend (if desired) or convert the attic space.

The house has been well maintained and is offered in good decorative order, with loft insulation, cavity wall insulation, gas-fired central heating and all carpeting to remain. Windows are double-glazed with security locks and all rooms benefit from high ceilings plus original features including oversized skirting boards, original interior doors and bespoke exterior doors (to the front and side). Services include mains electric, gas, water (metered) and drainage. WIFI via BT landline and TV services via aerial and satellite dish. Full service history is available from ownership in September 2006, including details of the total electrical re-wiring and the replacement of wall ties. The property has recently benefited from a new front porch, side door and window, and replacement decking.

### Lounge

14' 9" x 13' ( 4.50m x 3.96m )

Double-glazed bay window with built-in pelmet, bespoke triple radiator, original open fireplace with floor-to-ceiling shelving on either side, two decorative wall plaques, triple set of folding glazed doors with brass handles, TV aerial and cable connected to satellite dish, telephone point, 4 double electric sockets, ceiling light.

### Dining Room

15' x 11' 9" ( 4.57m x 3.58m )

Bay window with built-in pelmet, bespoke triple radiator, double shelves in alcove, picture rail, 4 double electric sockets, ceiling light.

### Kitchen / Breakfast Area

18' 1" x 10' 11" ( 5.51m x 3.33m )

Range of white units (wall & floor cupboards, drawer units and decorative shelving), ceramic single sink and drainer, electric oven, gas hob with overhead extractor fan & light, space for fridge/freezer, tiled floor, dishwasher, laminated worktops, tiled splash backs, three windows (with shelves and blinds) offering double-aspect of rear garden, triple radiator, boiler (regularly serviced), TV aerial point, double ceiling lights with globe shades, three under-cabinet lights, 4 double/1 single electric sockets, four panel pattern glazed door to hall and door to side lobby.

### Side Lobby / Laundry Area

Half-glazed entrance door and side feature window, door to garage, archway into laundry area with space/plumbing for washing machine (plus room for dryer if required), shelf unit, lighting in both areas.

### Bedroom One

14' 6" x 13' ( 4.42m x 3.96m )

Large window with shelf, radiator, feature fireplace, coved ceiling, 4 double electric sockets, ceiling light.

### Bedroom Two

14' 11" x 11' 10" ( 4.55m x 3.61m )

Original bespoke range of wardrobes, cupboards and drawers with interior lighting, double radiator, large window with shelf, picture rail, telephone point, 3 double electric sockets, ceiling light.

### Bedroom Three

11' 7" x 11' 1" ( 3.53m x 3.38m )

Built-in wardrobe/cupboard, feature fireplace, vanity unit, picture rail, window with shelf, radiator, airing cupboard with eco-tank, ceiling light, aerial socket, 3 double electric sockets.

### Bedroom Four

11' 7" x 8' 4" ( 3.53m x 2.54m )

Currently used as an office/craft room, window with shelf, picture rail, radiator, 2 double electric sockets, ceiling light, telephone point.

### Integral Garage

14' 9" x 9' 7" ( 4.50m x 2.92m )

Double wood doors with security windows, single window at the rear, ceiling light with dual-aspect switches at both ends, 2 double electric sockets.

### Outside:

The front garden offers a brick wall along the front boundary with fencing to all three sides, gravel drive and large lawned area, one metal grill side gate and one solid wooden side gate, front patio area with crazy paving, mature shrubbery with annual blooming bulbs (including daffodils, bluebells and snowdrops).

The rear garden offers fencing on all sides offering good level of privacy, lawned area, decked area, paved patio area, path, mature trees and bushes. The garden includes a potting area with Yardmaster metal shed, single exterior electric socket panel, exterior wall light, rotary clothes line to remain.



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## Cooden Drive, Bexhill-On-Sea

- Four Bedroom Detached Edwardian Family Residence
- Located in the Desired Collington / Cooden Location
- Within Walking Distance to all Local Amenities, Parks, Transport Links & Seafront
- Spacious Front & Rear Gardens
- Integral Garage & Off-Road Parking for Multiple Vehicles

Tenure: Freehold EPC Rating: E

**£620,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BOS112577 - 0004

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