



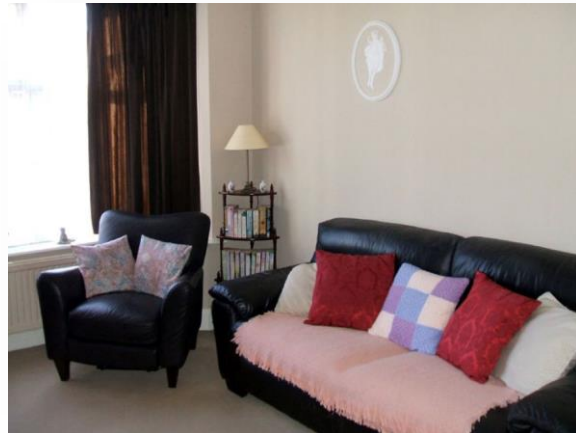
Cooden Drive, Bexhill-On-Sea TN39 3AX


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 Hall

Pattern-glazed windows on either side of part pattern glazed entrance doorway, feature wall light and two ceiling lights, picture rail, mahogany varnished wooden floors, two radiators, understairs cloak cupboard with light and meters, three windows with shelves, telephone point and two double electric sockets.

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.

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.



Total floor area 160.9 m² (1,732 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

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
Council Tax Band: E

offers in excess of
£600.000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
BOS112577 - 0005

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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