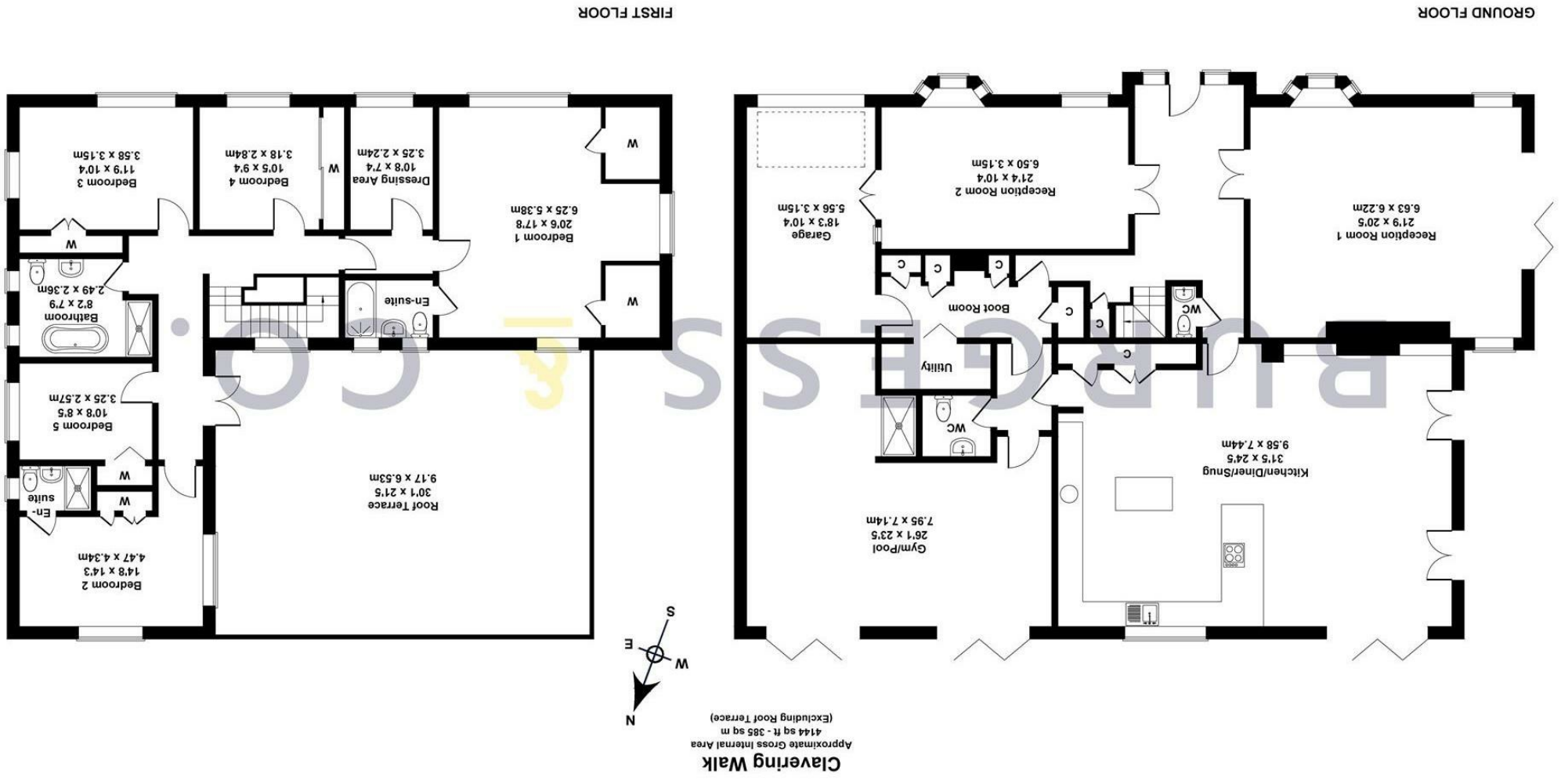




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BURGESS & CO. 22 Clavering Walk, Bexhill-On-Sea, TN39 4TN
01424 222255

Offers In Excess Of
£1,300,000 Freehold



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Burgess & Co are delighted to bring to the market this exceptional five bedroom detached family house, having recently undergone extensive renovation and located in one of Cooden's most sought after roads. Ideally situated within a short walk to Cooden Beach, the golf course, mainline railway station and seafront. Little Common Village is under half a mile away with its amenities, doctors surgery and sought after primary school. Bexhill Town Centre is with 2 miles with its array of shopping faculties and restaurants. The accommodation comprises a large entrance hall, a formal living room, an additional reception room which is currently being used as a play room, a modern fitted kitchen/diner/snug, a separate boot room/utility area, two downstairs cloakrooms and a dedicated leisure room to include a gymnasium, a resistance pool and a shower. To the first floor there are five double bedrooms, two with modern en-suites, there is a dressing area to the main bedroom and a modern family bathroom. Benefits include gas central heating system, air conditioning, double glazing and a high standard of decoration throughout. To the outside there is an electric entrance gate, a resin bonded driveway leading to a large integral garage, lawned gardens to front/side, and an enclosed rear garden with a raised decked area leading to a large summer house and entertaining area. There is also FULL PLANNING PERMISSION to extend across the roof terrace to create further accommodation. Viewing is highly recommended to fully appreciate the quality and size of this beautiful family home.

Entrance Hall

With three radiators, stairs to first floor, intercom system to front gate, understairs storage cupboard.

Downstairs W.C

Comprising low level w.c, vanity unit with inset wash hand basin, tiled floor.

Living Room

21'9 x 20'5

With three radiators, media wall, feature open electric fire & glass surround, fitted shutters, double glazed bay window to the front, further double glazed window to the front, double glazed bi-fold doors to the side, double glazed window to the rear.

Reception Room

21'4 x 10'4

With two radiators, double glazed bay window to the front, further double glazed window to the front both with fitted shutters, double glazed doors to garage.

Kitchen/Diner/Snug

31'5 x 24'5

Kitchen area - comprising matching wall & base units, granite worksurface, inset 1 & 1/2 bowl sink unit, central island, fitted eye level fan oven, fitted eye level steam oven, fitted eye level combination microwave/oven, integrated dishwasher, integrated fridge, induction Bosch hob, breakfast bar area, bespoke open pantry cupboard, space for American style fridge/freezer, inset spotlights, tiled floor, double glazed window to the rear.

Dining area - with bespoke media wall with shelving either side, cupboards under, space for large table & chairs, air source heating/cooling system, pendant lighting, two double glazed patio doors to the side with fitted blinds, double glazed bi-folds doors to the rear.

Boot Room/Utility Area

With three storage cupboards, seating area, air source heating/cooling system, sliding door to utility cupboard with matching wall & base units worksurface, inset sink, appliance space. Double glazed frosted door to Garage, door to

Inner Hall

With inset spotlights, tiled floor, door to

Separate W.C

Comprising low level w.c, vanity unit with inset wash hand basin waterfall tap, wall

mounted mirror with LED lighting, inset spotlights, hanging pendant light, radiator, partly tiled walls, tiled floor.

Gym/Pool

26'1 x 23'5

With built-in cupboard, inset spotlights, air source heating/cooling system, gym flooring to gym area, 5m resistance pool, tiled walls & floor to pool area, open tiled shower, two double glazed bi-fold doors to the rear, large electric opening lantern window.

First Floor Landing

With radiator, loft hatch, large double glazed window, double glazed doors to

Roof Terrace

30'1 x 21'5

With astro-turf, wired fence.

Bedroom One

20'6 x 17'8

With three radiators, air source heating/cooling system, two built-in wardrobes, double glazed window to the front, side & rear with fitted shutters. Door to

En-suite Bathroom

Comprising bath with shower over & glass screen, vanity unit with inset wash hand basin & waterfall tap, low level w.c, tiled walls & floor, heated towel radiator, two double glazed frosted window to the rear.

Dressing Area

10'8 x 7'4

With inset spotlights, double glazed window to the front with fitted shutters.

Bedroom Two

14'8 x 14'3

With radiator, built-in wardrobes, double glazed window to the side & rear with fitted shutters, door to

En-suite Shower Room

Comprising shower cubicle, low level w.c, vanity unit with inset wash hand basin, partly tiled walls, tiled floor, radiator, double glazed frosted window to the side.

Bedroom Three

11'9 x 10'4

With radiator, built-in wardrobe, double glazed window to the front & side with fitted shutters.

Bedroom Four

10'5 x 9'4

With radiator, built-in wardrobes with mirrored doors, double glazed window to the front with fitted shutters.

Bedroom Five

10'8 x 8'5

With radiator, built-in wardrobe, double glazed window to the side with fitted shutters.

Family Bathroom

8'2 x 7'9

Comprising bath with free standing tap & shower head, large shower cubicle with waterfall shower head & further shower attachment, low level w.c, vanity unit with inset wash hand basin, two heated towel radiators, tiled walls & floor, two double glazed frosted windows to the side.

Outside

To the front there are electric sliding gates with intercom system leading to a driveway providing parking for multiple vehicles, an area of lawn, a well, various flowerbeds housing mature plants & shrubs, paved pathway to front door, side access and a garage. To the rear there is a decked area, a large area of lawn, seating area with firepit, mature shrubs & trees, play area with wood chippings, summer-house with light & power as well as double glazed window & doors, a garden shed and the garden enjoys privacy with conifer trees to the rear.

Garage

18'3 x 10'4

With electric up & over door, sensor light.

NB

There is planning permission to extend across the roof terrace (RR/2021/2589/P). Council tax band: G

