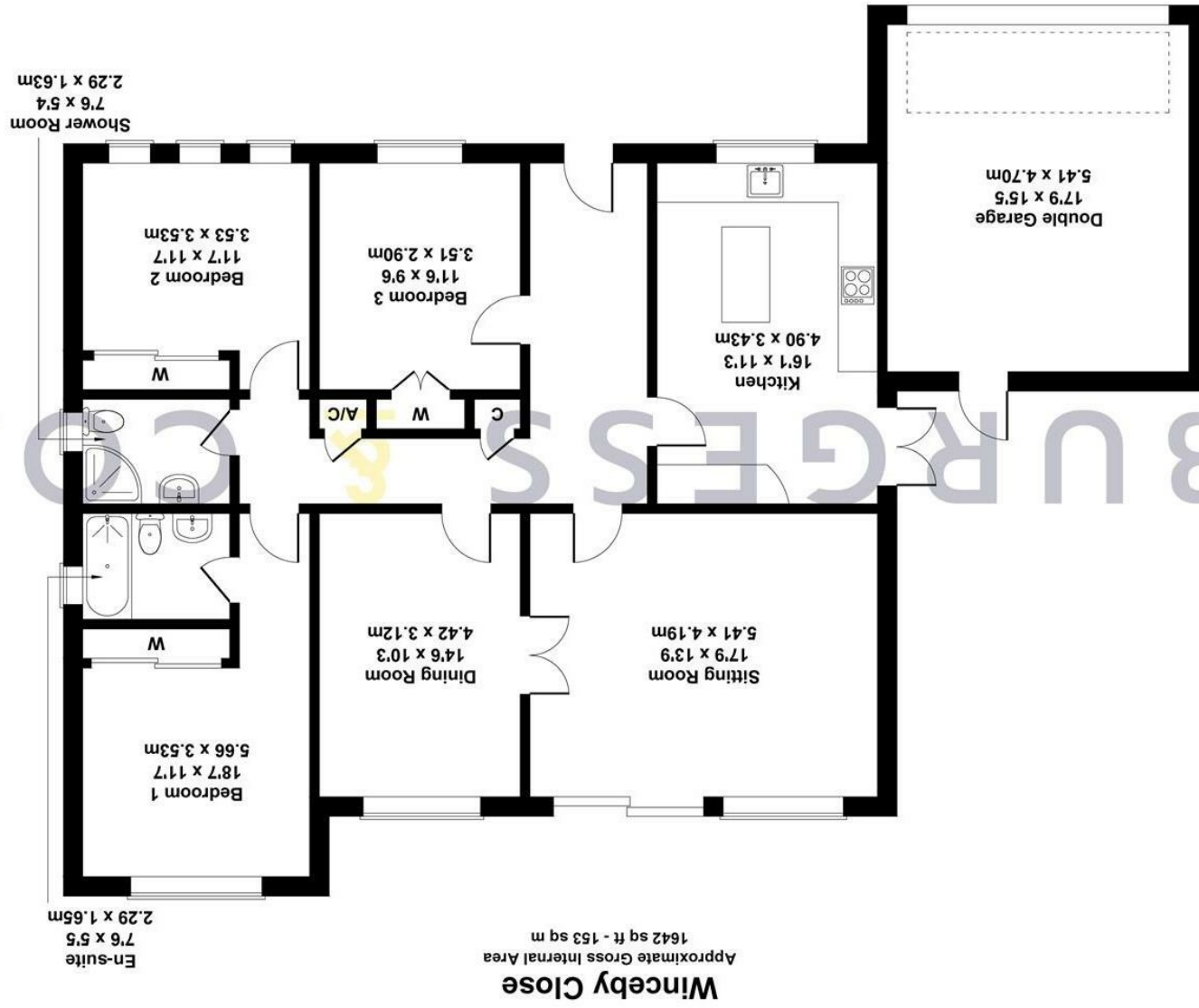




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BURGESS & CO. 7 Winceby Close, Bexhill-On-Sea, TN39 3EF
01424 222255

£895,000 Freehold



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Burgess & Co are delighted to bring to the market this unique opportunity to acquire this rarely available three double bedroom detached bungalow, situated in this much sought after location in Cooden and occupying a quiet position within short walking distance of the beach and promenade. Bexhill Town Centre is within 1.5 miles providing an array of shops, restaurants and mainline railway station. The Relais Cooden Beach Hotel, golf course and station is also within close proximity. This charming property offers bright and spacious accommodation throughout and comprises an entrance hall, a kitchen/breakfast room, a living room, a separate dining room, a shower room/w.c and en-suite bathroom to the main bedroom. Further benefits include gas central heating, double glazing and an immaculate standard of decoration throughout. To the outside there is a front garden, a driveway providing off road parking leading to an integral double garage and an enclosed south westerly facing rear garden. Viewing is considered essential to fully appreciate not only the sought after location but also all that this property has to offer by vendors sole agents.

Entrance Hall

With radiator, thermostat, airing cupboard, cloaks cupboard, loft hatch.

Living Room

17'9 x 13'9
With radiator, feature gas fireplace, double glazed window to the rear, tilt & turn sliding door to the rear. Double doors opening to

Dining Room

14'6 x 10'3
With radiator, double glazed window to the rear.

Kitchen

16'1 x 11'3
Comprising matching range of wall & base units, worksurface, inset sink unit, central island, space for breakfast stools, fitted gas hob with extractor hood over, fitted oven, integrated appliances to include dishwasher, fridge/freezer & washing machine, tiled splashbacks, inset ceiling spotlights, double glazed window to the front, double glazed double doors to the side.

Bedroom One

18'7 x 11'7
With radiator, built-in wardrobes, double glazed window to the rear. Door to

En-suite Bathroom

7'6 x 5'5
Comprising bath with shower over, low level w.c, pedestal wash hand basin, inset ceiling spotlights, heated towel radiator, partly tiled walls, double glazed frosted window to the side.

Bedroom Two

11'7 x 11'7
With radiator, built-in wardrobes, three double glazed windows to the front.

Bedroom Three

11'6 x 9'6
With radiator, built-in wardrobe, double glazed window to the front.

Shower Room

7'6 x 5'4
Comprising shower cubicle, pedestal wash hand basin, low level w.c, heated towel radiator, inset ceiling spotlights, double glazed frosted window to the side.

Outside

To the front there is a block paved driveway providing off road parking leading to the garage, an area of lawn with mature flowerbed, paved pathway and side access. To the rear there is a patio area with steps down to a level area of lawn, wall enclosed flowerbeds housing various mature plants, shrubs &

trees, a further seating area to the side, a garden shed, a water tap and the garden enjoys privacy.

Double Garage

17'9 x 15'5
With electric door, fuse box, meters, Worcester boiler, storage area.

NB

Council tax band: G

