

**RUSH  
WITT &  
WILSON**



**117A Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AJ  
£735,000**

An opportunity to acquire this exceptionally well presented four bedroom detached house with south facing garden, ideally situated in this highly sought after location of Cooden. Offering bright and spacious accommodation throughout, the property comprises an entrance hall, bay fronted lounge, dining room, fitted kitchen/breakfast room, large utility room, sunroom and separate wc all to the ground floor. To the first floor there are four bedrooms with the master bedroom benefiting from its own modern en-suite shower room, large landing and a family bath/shower room. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property boasts a beautifully maintained private and secluded south/westerly rear garden, with large garden pond, summerhouse and shed with an additional side courtyard. To the front of the property there is a private in and out driveway providing off road parking for multiple vehicles leading to the garage, and a front garden. Ideally situated within easy walking distance to the beach and Cooden Beach mainline rail station, whilst still only being approximately one mile from Bexhill town centre with its wide range of amenities, picturesque seafront and rail station. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning property in this popular location of Cooden. Council Tax Band F.



### **Entrance Hall**

Obscured glass panelled timber front door leading to the entrance hall, with two obscured double glazed windows to the front elevation, radiator, stairs leading to the first floor, under stairs storage cupboard, engineered oak flooring.

### **Kitchen/Breakfast Room**

20'8" x 8'11" (6.30 x 2.72)

Double aspect, double glazed windows to the rear and side elevations, obscured glass panelled door giving access into the utility room, radiator, fitted kitchen with a range of matching base and wall level units with laminate straight edge worktop surfaces, single sink with drainer and mixer tap, newly fitted integrated fridge/freezer, integrated eye level electric Neff double oven and grill, five ring gas burner hob with glass splashback and fitted extractor hood above, part tiled walls, tiled floor.

### **Utility Room**

10'4" x 9'4" (3.16 x 2.86)

Obscured glass panelled door to the front elevation giving access onto the side garden, triple aspect double glazed windows to the front, side and rear elevations, remote control electric plinth heater, range of matching base level units with laminate rolled edge worktop surfaces, stainless steel circular sink with drainer and mixer tap, plumbing space for washing machine, plumbing space for dishwasher, additional space for tumble dryer, space for freestanding fridge/freezer, fitted shelving, part tiled walls, tiled floor.

### **Lounge**

23'6" x 12'11" (7.17 x 3.96)

Double glazed bay window to the front elevation, double glazed window to the side elevation, set of internal single glazed folding French doors with windows to the side giving access onto the sunroom, two radiators, feature fireplace with fitted gas fire, open archway leading through to dining area, engineered oak flooring.

### **Dining Room**

8'10" x 8'10" (2.71 x 2.71)

Double glazed windows to the rear elevation overlooking the rear garden, radiator, large open archway leading through to lounge, glass panelled door leading through to kitchen, engineered oak flooring.

### **Sunroom**

13'0" x 7'2" (3.97 x 2.19)

Triple aspect double glazed windows to the rear and both side elevations with a set of double glazed French doors giving access onto the rear garden, wall mounted electric heater, door with internal access into the garage.

### **Ground Floor WC**

Obscured double glazed windows to the front elevation, radiator, low level wc, pedestal mounted wash hand basin, built in storage cupboard with fitted shelving, part tiled walls.

### **First Floor Landing**

A large first floor landing with a double glazed window to the front elevation, access to loft space with fitted loft ladder (the large loft is fully boarded), radiator.

### **Master Bedroom**

12'11" x 12'3" (3.96 x 3.74)

Double glazed windows to the rear elevation, radiator, range of fitted wardrobe comprising hanging space and shelving with matching fitted chest of drawer unit and bedside 3 drawer units, door leading to en-suite.

### **En-Suite Shower Room**

Obscured double glazed window to the side elevation, heated white towel rail, modern white suite comprising low level wc, vanity unit with wash hand basin and mixer tap and storage cupboard beneath, newly fitted large walk in shower cubicle with wall mounted shower controls, shower attachment and rain effect showerhead, part tiled walls, extractor fan, fitted shelving, wall mounted bathroom heater, fitted mirror with lights and electric shaver point.

### **Bedroom Two**

12'11" x 9'0" (3.95 x 2.76)

Double aspect, double glazed windows to the front and side elevations, radiator, fitted wardrobe with hanging space and shelving, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, fitted mirror with lighting and shaver point, door with access into large eaves storage.

### **Eaves Storage**

Large eaves storage with hanging space, fitted shelving, light and power, providing ample storage space.

### **Bedroom Three**

14'9" x 9'0" (4.50 x 2.75)

Double aspect, double glazed windows to the rear and side elevations, radiator.

### **Bedroom Four/Study**

8'11" x 8'10" (2.72 x 2.70)

Double glazed window to the rear elevation, radiator, fitted shelving, airing cupboard housing the hot water cylinder with slatted shelving.

### **Family Bath/Shower Room**

Obscured double aspect, double glazed windows to the front and side elevations, heated white towel rail, modern suite comprising a panelled enclosed bath with mixer tap and shower attachment, large vanity unit with wash hand basin and mixer tap and storage cupboards beneath, walk in corner shower cubicle with wall mounted electric power shower and shower attachment, bathroom cabinet with mirrored doors, lighting and electric shaver point, recessed ceiling spotlights, extractor fan, fully tiled walls and floor.

### **Separate WC**

Obscured double glazed window to the side elevation, low level wc, wall mounted wash hand basin with mixer tap, recessed ceiling spotlights, fully tiled walls and floor.

### **Outside**

#### **Front Garden**

In and out driveway providing off road parking for multiple vehicles and leads to garage, the front garden is mainly laid to lawn with additional mature and established plant, shrub and flowerbeds.

#### **Rear Garden**

Private and secluded south/westerly facing rear garden with sun patio, the rest of the garden is mainly laid to lawn with extensive and mature plants, shrubs and flowerbeds, large garden pond with water features, rockery, timber garden shed, summerhouse which benefits from light and power, gated access leading to the side garden courtyard, external power point.

#### **Side Courtyard Garden**

Gated access to the front and rear gardens, the courtyard is mainly blocked paved with mature plants, shrubs and flowerbeds, door with access into the utility room.

#### **Garage**

20'9" x 9'10" (6.35 x 3)

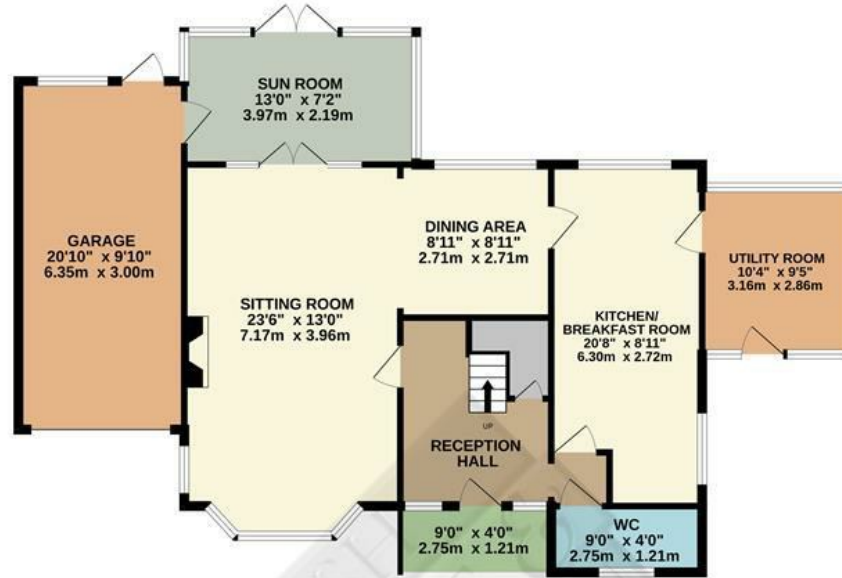
With electric up and over door, electric consumer unit, electric meter, windows to the rear elevation with door giving access directly into the garden, internal door giving access into the sunroom, fitted shelving, fitted workbench.

#### **Agents Note**

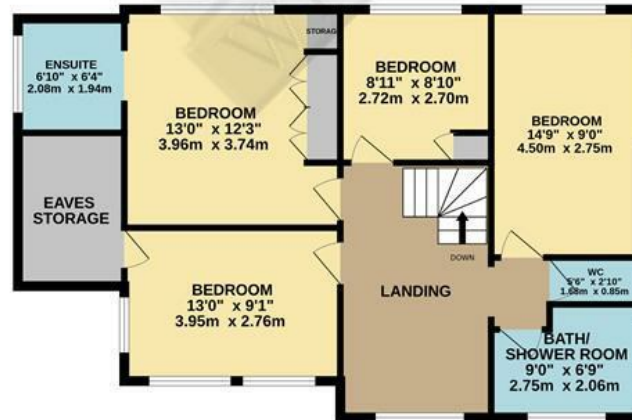
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
1079 sq.ft. (100.3 sq.m.) approx.

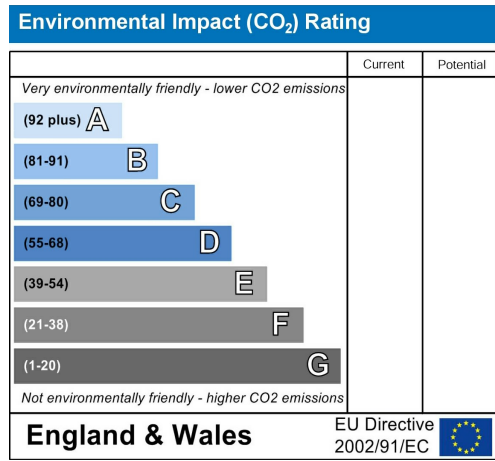
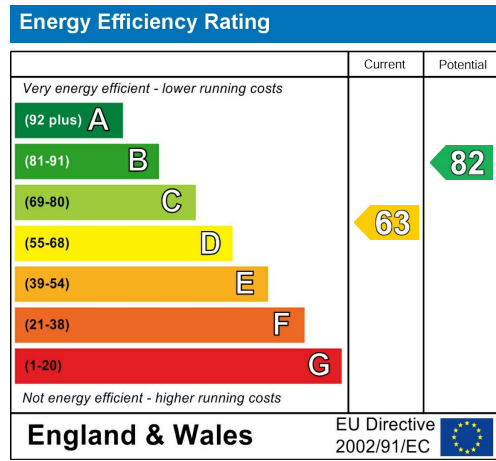
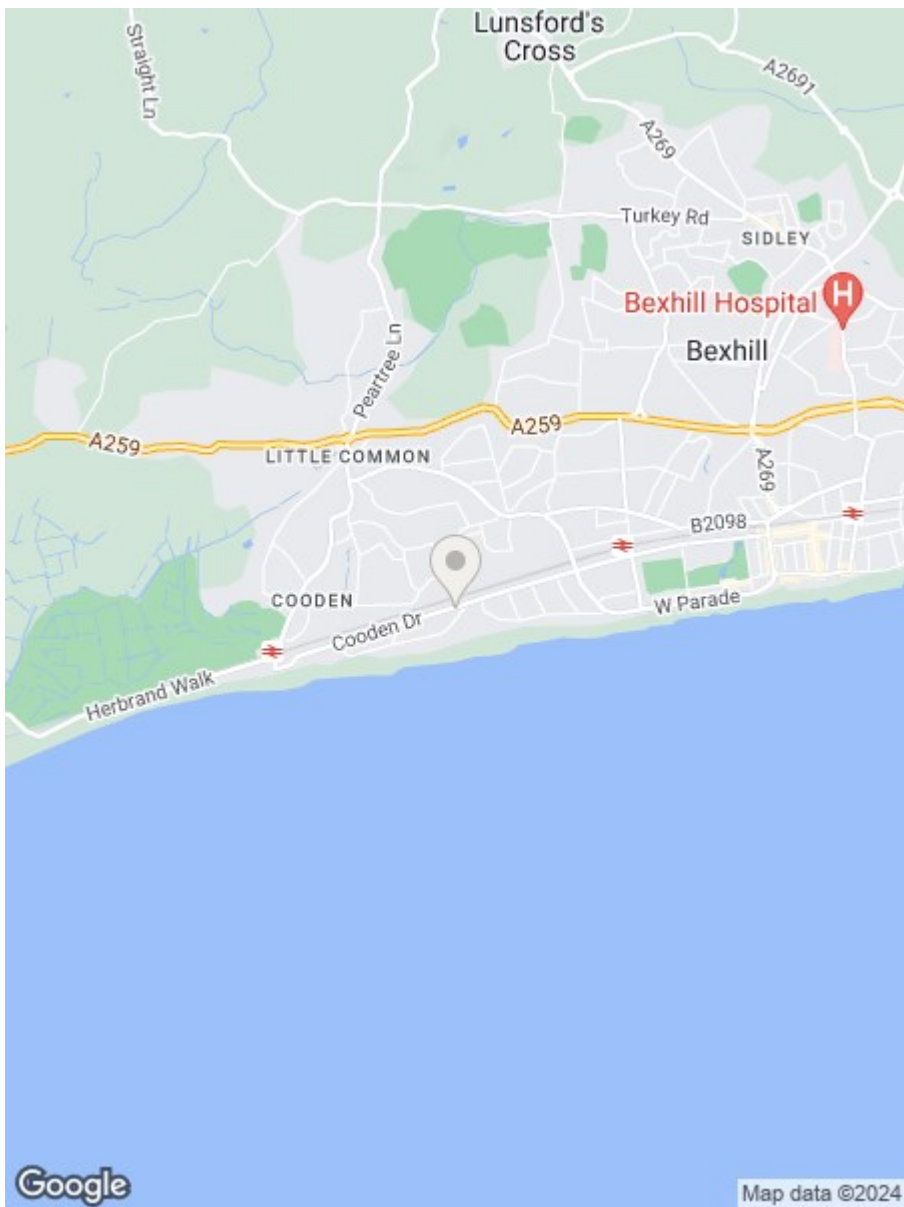


1ST FLOOR  
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 1906 sq.ft. (177.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**RUSH  
WITT &  
WILSON**

**Residential Estate Agents**  
Lettings & Property Management



**3 Devonshire Road**  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk