

**RUSH  
WITT &  
WILSON**



**Claremont Cooden Close, Bexhill-On-Sea, East Sussex TN39 4TQ  
£665,000**

**A very special three bedroom house, situated in this highly sought after location of Cooden, Bexhill, within easy reach of Little Common Village with its wide range of amenities, Cooden Beach Train Station & Seafront. Offering bright and spacious accommodation throughout, the property comprises, large, dual aspect living room, separate dining room, modern fitted kitchen, downstairs cloak room, three bedrooms and modern family bathroom suite. Other internal benefits include gas central heating system and double glazed windows and doors throughout. Externally, the property boasts newly laid resin driveway, providing off road parking vehicles, garage, and beautifully landscaped front and rear gardens. Viewing comes highly recommended by Rush, Witt & Wilson Sole Agents. Council Tax Band E.**



### **Entrance Hallway**

With newly installed Anglian entrance door, double radiator, stairs leading to first floor, under stairs storage cupboard with an internal door leading through to the garage.

### **Living Room**

21'4" x 12'0" (6.51 x 3.68)

Dual aspect with double glazed bay windows to the front elevation, three radiators, Portuguese limestone feature fireplace with electric flame effect fire.

### **Dining Room**

12'3" x 10'11" (3.74 x 3.35)

With double glazed windows and door leading to the conservatory and overlooking the rear garden, two radiators.

### **Conservatory**

10'4" x 6'6" (3.17 x 2.00)

Overlooking the side and rear elevations, glass panelled door giving access onto the rear garden, tiled flooring, recessed ceiling spotlights.

### **Kitchen**

9'10" x 9'10" (3.00 x 3.00)

A modern fitted kitchen comprising matching wall and base level units with straight edge worktop surfaces, sink with drainer and mixer tap, integrated washer/dryer, American style fridge/freezer, integrated electric oven and grill with four ring electric hob with extractor canopy above, integrated dishwasher, vertical chrome radiator, tiled splashbacks, double glazed windows to the rear elevation, open arch leading to the dining area.

### **Dining Area**

9'10" x 8'3" (3.00 x 2.52)

Double radiator, double glazed windows to the rear elevation with glass panelled door giving access onto the rear garden.

### **Downstairs Cloakroom**

Suite comprising wc with low level flush, floating wash hand basin with hot and cold tap, chrome heated towel rail, tiled splashbacks, obscured double glazed windows to the side elevation.

### **First Floor Landing**

Glass panelled window to the side elevation, airing cupboard, access to loft space via loft hatch.

### **Separate WC**

With suite comprising wc with low level flush, radiator, obscured glass panelled window to the side elevation.

### **Bedroom One**

16'2" x 12'5" (4.94 x 3.81)

Double glazed bay window to the front elevation with distant sea views, glass panelled door leading out onto sun balcony, a range of bespoke fitted Hammond bedroom furniture comprising wardrobes, bedside tables and chest of drawers, recessed ceiling spotlights.

### **Bedroom Two**

13'1" x 11'11" (3.99 x 3.64)

Double glazed bay windows to the rear elevation, radiator, bespoke fitted Hammond bedroom furniture comprising two separate wardrobes with hanging space and shelving.

### **Bedroom Three**

9'1" x 7'7" (2.78 x 2.32)

Double glazed windows to the front elevation, radiator, bespoke fitted Hammond wardrobe.

### **Bathroom**

Modern suite comprising panelled bath with mixer tap and chrome hand/shower attachment, walk in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome showerhead, vanity unit with wash hand basin and mixer tap, newly installed vertical radiator, part tiled walls, tiled flooring, obscured double glazed windows to the rear elevation.

### **Outside**

#### **Front Garden**

Beautifully landscaped, newly laid resin driveway, an area of low maintenance front garden laid to lawn and pebbles.

#### **Rear Garden**

Mainly laid to lawn with a raised decking area suitable for alfresco dining, well established with shrubs, plants and flowers of various kinds, enclosed to all sides, side access is available, area of sheltered storage space can be found to the side of the property.

#### **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.



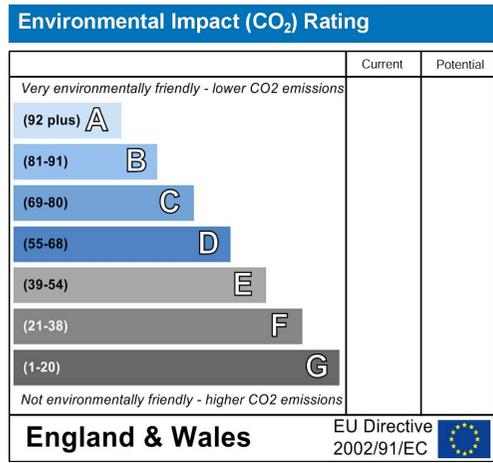
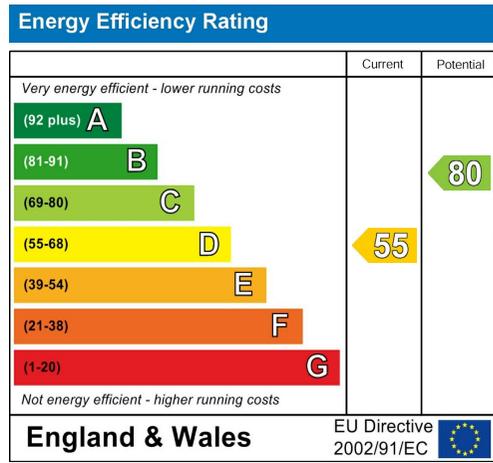
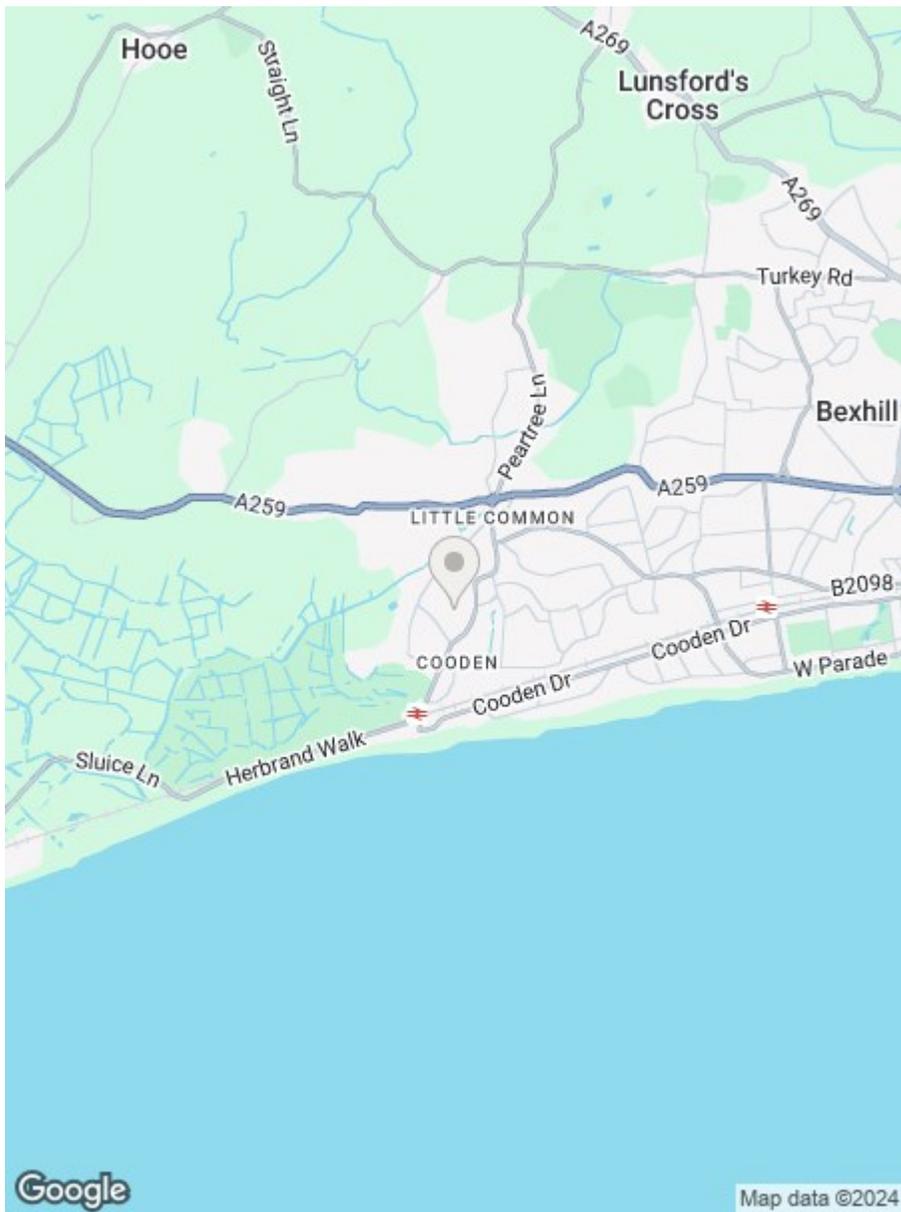
GROUND FLOOR



1ST FLOOR



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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