

**RUSH
WITT &
WILSON**



121 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AJ
£995,000

This exceptional five-bedroom detached family home is located on the highly desirable Cooden Drive in Bexhill, just a stone's throw from Cooden Beach and the mainline railway with services to London. Boasting extensive private front and south-facing rear gardens, this property features an integral double garage and an inviting entrance porch. The heart of the home is a stunning south facing kitchen equipped with granite worktops and an island, seamlessly flowing into a spacious living and dining area enhanced by bi-fold doors that open to the outdoor space. In addition, there is a separate food prep kitchen for added convenience. This property offers three additional reception rooms, providing ample space for family gatherings or quiet relaxation. Further highlights include a gas central heating system, under floor heating to the ground floor with Hive, double-glazed windows and doors, and three well-appointed bathrooms, additional downstairs cloakroom. Spanning approximately 2,700 square feet, this beautiful home truly has it all! Viewing is highly recommended and is being conducted by RWW sole agents. Don't miss this opportunity to acquire a charming and spacious family residence in a prime location!



Reception Hall

Entrance door with two glass windows to the front side elevation, marble floor tiling, large built in cloaks cupboard, under floor heating.

Cloakroom

W.C. with concealed cistern, obscured double glazed window to the front elevation, floating wash hand basin with mixer tap and vanity unit beneath, marble tiled flooring.

Living Room

18'8" x 12'4" (5.69 x 3.77)

Windows to the front and side elevation, marble floor tiling, living flame gas log effect fire set in ornate Onyx fireplace, oak concertina doors providing separate rooms if required, under floor heating.

Kitchen/ Living/ Dining Room

48'4" x 10'0" (14.75 x 3.07)

Two sets of bi-fold doors opening out onto stunning Southerly facing rear garden, vaulted ceiling with Velux windows, marble ceramic floor tiling. The living room area for sofas and dining area for table and chairs. The luxurious kitchen area has an island with breakfast bar area for chairs and granite worktops, The kitchen comprises a range of base and handle-less wall units with a continuation of granite worktops, instant hot tap, double width sink with mixer tap, integrated dishwasher and integrated full width wine cooler with shelving, two Bosch integrated ovens and grills and matching microwave combi with heating drawer, continuing marble floor tiling, windows to the rear elevation, gas hob with contemporary glass extractor canopy with light, LED under unit lighting, under floor heating.

Prep Kitchen / Utility Room

9'6" x 14'5" (2.90 x 4.41)

American style fridge/freezer, range of wall and base level units with laminate rolled edge worktops, twin bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, double radiator, tiled floor, additional space extra white goods, wall mounted gas central heating domestic hot water boiler, full width Miele gas hob with matching splashback extractor canopy and light, door leading to the garage and French doors that lead out onto the rear garden.

Snug

13'5" x 11'6" (4.11 x 3.53)

Marble floor tiling, opening with concertina doors into the main living/dining/kitchen area, under floor heating.

Dining Room

14'3" x 8'2" (4.36 x 2.50)

Two large built in larder storage cupboards with window to the rear elevation, shelving, under floor heating.

First Floor Landing

Windows to the front elevation, two double radiators, access to roof space, airing cupboard with louver door and hot water cylinder.

Bedroom One

17'7" x 12'6" (5.37m x 3.83m)

Windows to both front and rear elevations, double radiator, fitted wardrobes with matching bedside cabinets, shelving and overhead storage compartments.

En-Suite

Comprising walk-in shower with tiled splashbacks, rainfall shower head, hand shower attachment, with sliding doors, heated towel rail, w.c. with concealed cistern, wash hand basin with vanity unit, cupboards and drawers and marble effect vanity tops, obscure glass window to the front elevation, tiled splashbacks.

Bedroom Two

13'5" x 10'11" (4.11 x 3.35m)

Window to the rear southerly elevation with beautiful views over the garden and a glimpse of the sea, double radiator.

Bedroom Three

11'1" x 8'4" (3.39 x 2.56)

Window to the rear elevation, southerly elevation, double radiator.

Cloakroom

Modern with concealed w.c., floating wash hand basin with vanity unit beneath, modern radiator, obscure glass window to the front elevation and ceramic effect tiling.

Bedroom Four

11'0" x 10'7" (3.37 x 3.23)

Window to the rear southerly elevation, double radiator.

Bedroom Five

12'7" x 9'10" (3.84m x 3)

Window to the rear southerly elevation, double radiator.

Family Bathroom

Suite comprising corner bath, w.c. with concealed cistern, wash hand basin with mixer tap, vanity unit beneath and vanity top. Vertical radiator, walk-in shower cubicle with electric shower controls and shower head, opening door, obscure glass

window to the front elevation, electric shaver point, tiled floor and tiled walls.

Outside

Front Of Property

Extensive off road parking which is on the brick paved driveway. The garden is enclosed with a combination fencing and retaining wall with crazy paved pathway to the front and side entrances, outside lighting, beautiful well stocked shrub and flower beds with mature shrubbery, plants and trees of various kinds, there is a EV charging point to the front of the property as well.

Rear Garden

The rear garden is extensive in size and is mainly laid to lawn with a beautiful patio area for alfresco dining and various seating. The garden is southerly facing and enclosed with a combination of mature hedging, fencing, shrubbery and trees. There is a two large timber framed shed, greenhouse, additional garden area to the side of the property with crazy paving, outside lighting, large gazebo with ambient lighting, power, water and a lovely area for relaxation on the hot summer days, green house. Two outside water tap.

Double Garage

17'11" x 23'6" (5.48 x 7.18)

They both have power and light and electrically operated up and over roller doors. There is a one and a half bay and single bay garage which is accessible from the utility/prep room.

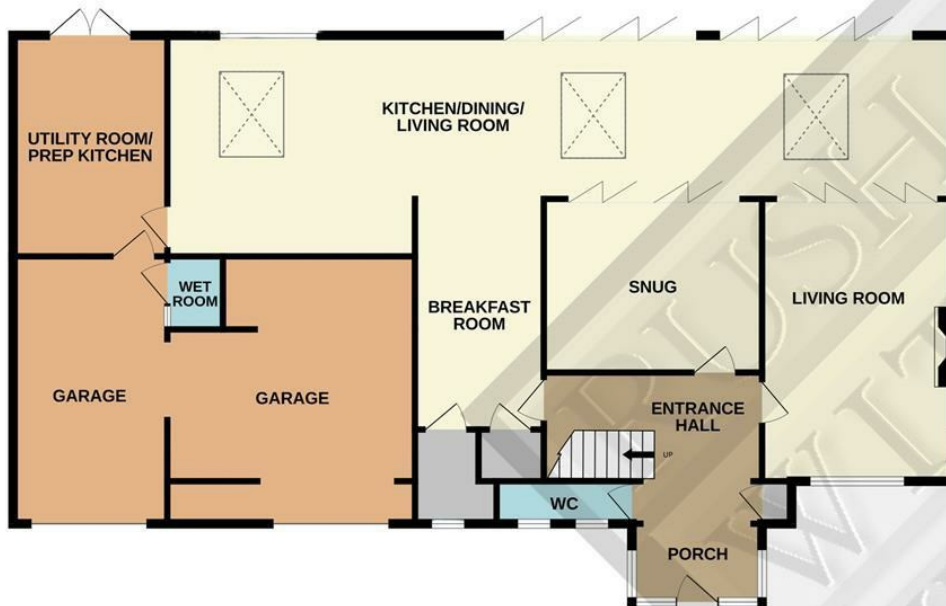
Wet room with a rainfall shower head, hand shower attachment, corner wash hand basin and modern contemporary single radiator and tiled walls and floor.

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
1745 sq.ft. (162.1 sq.m.) approx.



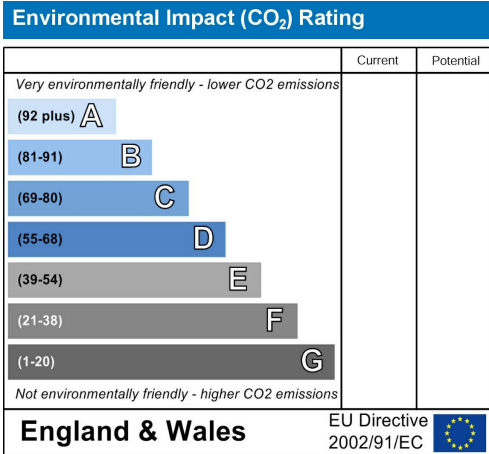
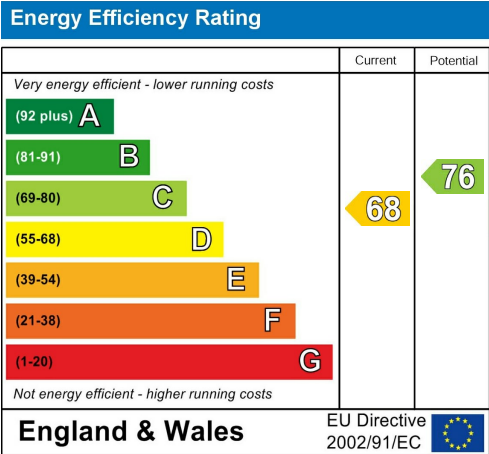
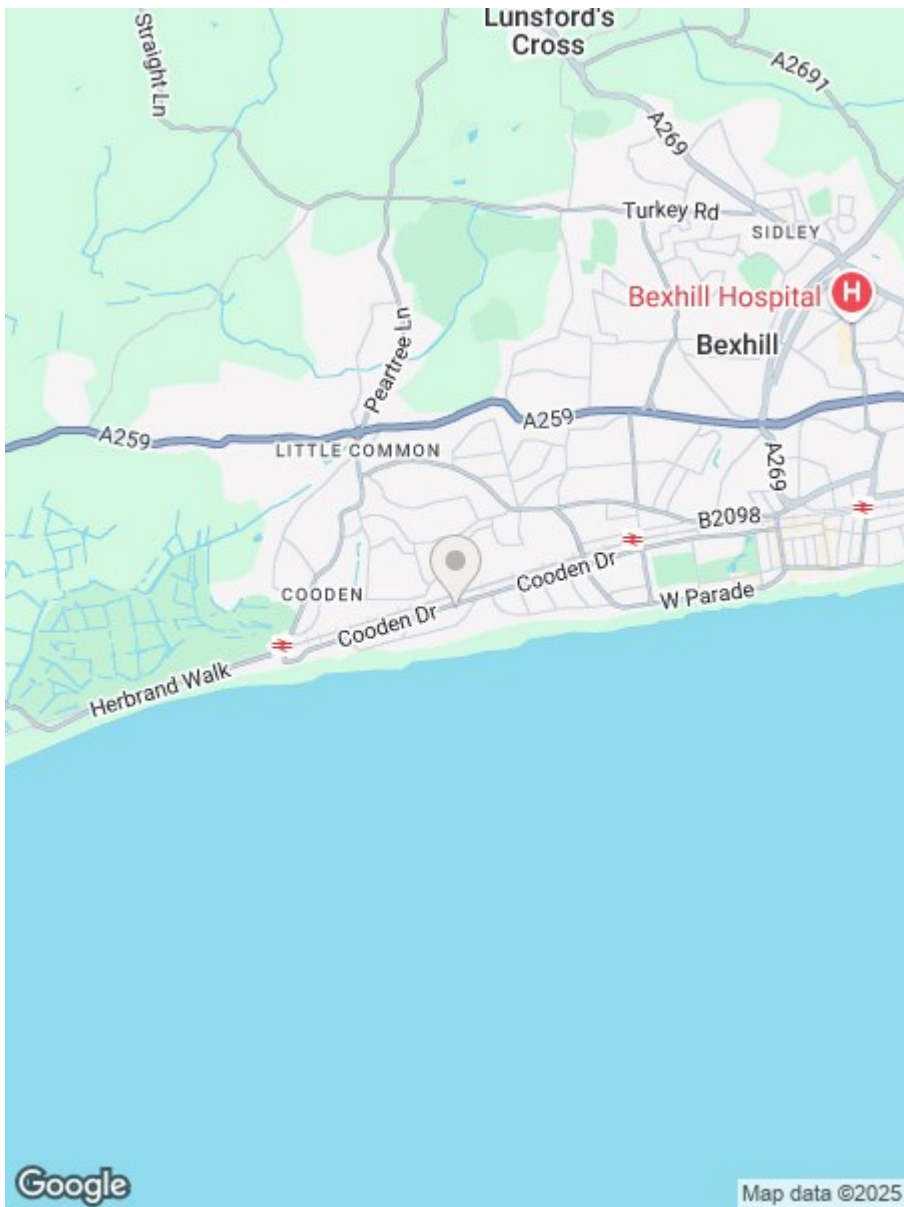
1ST FLOOR
993 sq.ft. (92.3 sq.m.) approx.



TOTAL FLOOR AREA : 2739 sq.ft. (254.4 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.

Made with Metropix ©2025



**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