

**RUSH
WITT &
WILSON**



**2 Tyndale Avenue, Bexhill-On-Sea, East Sussex TN39 4TZ
£685,000 Freehold**

Beautifully presented three bedroom detached house situated in this sought after location of Cooden, Bexhill and within very close proximity to Cooden Beach train station offering direct links to London Victoria and Ashford International, Cooden Beach hotel and Cooden Beach. Offering bright and spacious accommodation throughout the property comprises a large living/dining room, modern fitted kitchen/breakfast room, conservatory and a bedroom to the ground floor benefiting from an en-suite and a downstairs cloakroom. To the first floor the property offers an additional two double bedrooms and a shower room. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts stunning private front and a beautifully maintained and established rear garden. There is off road parking for multiple vehicles and a detached double garage. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents, Bexhill.



Entrance Hallway

Stairs leading to the first floor, radiator, understairs storage cupboard, additional linen cupboard with slatted shelving, tiled flooring.

Living/Dining Room

24'1 x 13'9 (7.34m x 4.19m)
Double glazed windows to the front elevation, two double radiators, feature fireplace and double glazed patio sliding doors giving access onto the orangery.

Conservatory

18' x 16'1 (5.49m x 4.90m)
Dual aspect with windows to the side and rear elevations, overlooking the beautiful rear garden, two double radiators, double glazed glass panelled French doors giving access onto the rear garden, tiled flooring.

Kitchen

11'4"x 9'9 (3.45mx 2.97m)
Modern fitted kitchen with a range of matching wall and base level units with laminate wood effect straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated dishwasher, fridge and freezer, integrated washing machine/tumble dryer, heated towel rail, integrated oven and grill/microwave, four ring electric hob with extractor canopy above, windows to the rear elevation, tiled splashbacks, tiled flooring.

Bedroom One

14' x 13'1" (4.27m x 3.99m)
Double glazed windows to the rear elevation, double radiator, built-in wardrobe cupboards.

En-Suite Shower Room

Modern suite comprising wc with low level flush, vanity unit with wash hand basin and mixer tap and heated towel rail, large walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, tiled wall, tiled flooring, obscure double glazed window to the front elevation.

Downstairs Cloakroom

Suite comprising wc with low level flush, vanity unit, wash hand basin with mixer tap, part tiled walls, tiled flooring, double glazed window to the front elevation.

First Floor

Landing

Radiator, eaves storage space, access to loft via a loft hatch.

Bedroom Two

15'1 x 13'10" (4.60m x 4.22m)
Double aspect with windows to the front and side elevations, double radiator, built-in wardrobe cupboards and additional eaves storage space.

Bedroom Three

15'2 x 12' (4.62m x 3.66m)
Double aspect with windows to the front and side elevations, double radiator, built-in wardrobe cupboards.

Shower Room

Modern suite comprising wc with low level flush, vanity unit, wash hand basin and mixer tap, walk-in shower cubicle with chrome wall mounted shower controls, chrome shower attachment and chrome shower head, heated towel rail, tiled walls and tiled flooring, velux window to the rear elevation.

Outside

Front Garden

Driveway providing off road parking for multiple vehicles, area of front garden which is beautifully maintained and established.

Detached Double Garage

Electric up and over doors.

Rear Garden

Beautifully established and maintained with raised patios and decking area which is suitable for alfresco dining. The garden is mainly laid to lawn with various plants, shrubs and trees, enclosed to all sides with fencing and providing privacy and seclusion. There is an area of a secret garden with vegetable patch and greenhouse, timber framed shed, side access is available.

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.

Council Tax Band – E

A property may be subject to restrictive covenants and a copy of the title documents are available for inspection.

If you are seeking a property for a particular use or are intending to make changes please check / take appropriate legal advice before proceeding.



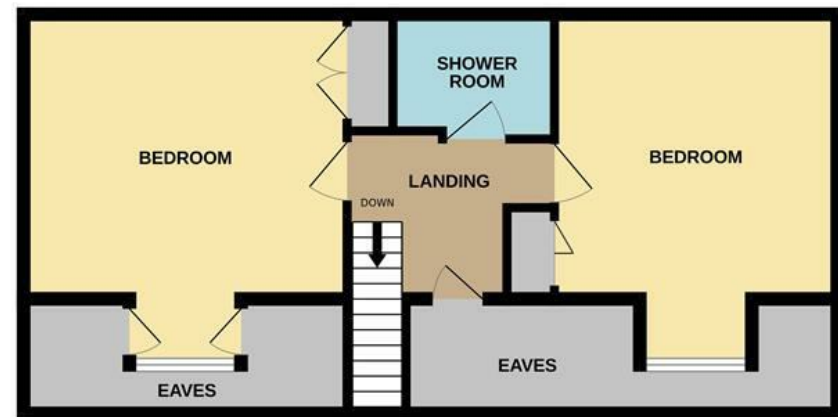
GROUND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



DETACHED GARAGE
302 sq.ft. (28.0 sq.m.) approx.



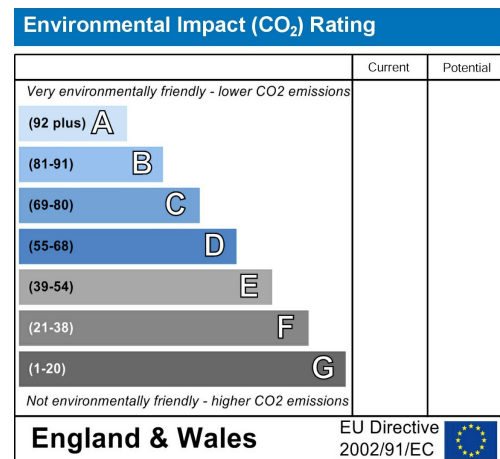
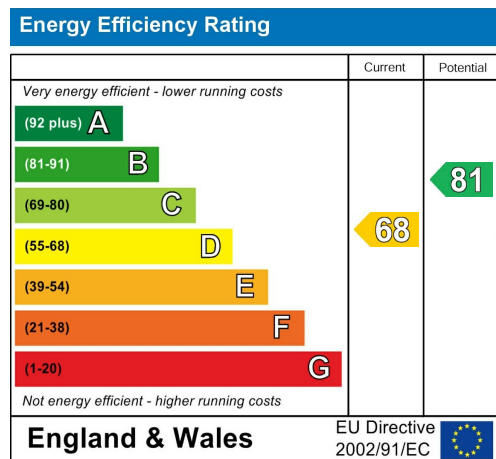
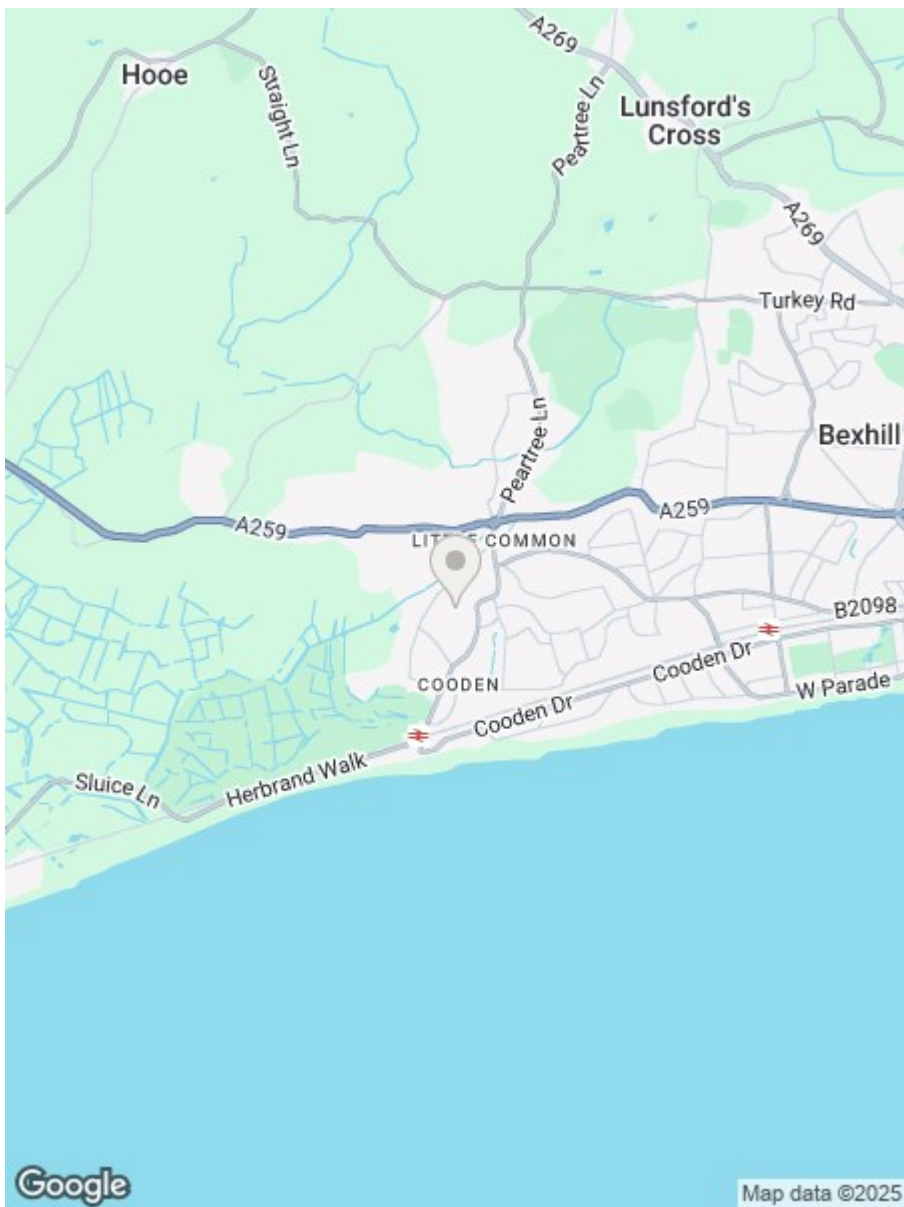
1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 1955 sq.ft. (181.6 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**