

**RUSH  
WITT &  
WILSON**



**6 Withyham Road, Bexhill-On-Sea, East Sussex TN39 3BD**  
**£675,000**



**Exquisite Detached Chalet in Sought-After Cooden, Bexhill-on-Sea Withyham Road – 1,948 sq ft – Three Bedrooms – Two Bathrooms – Garage & Private Parking. Positioned in the desirable seaside enclave of Cooden, Bexhill-on-Sea, this beautifully refurbished detached chalet bungalow offers a harmonious blend of modern luxury and coastal charm. With approximately 1,948 square feet of thoughtfully designed living space, this home is ideal for families or those seeking a peaceful coastal retreat. Step inside to a spacious entrance hall that flows into three generous reception rooms—each filled with natural light and crafted for both relaxing and entertaining. The recent refurbishment has been completed to a high standard, ensuring a turnkey move-in experience with elegant finishes throughout. The home comprises three well-proportioned bedrooms and two stylish bathrooms, including a sleek en-suite in the principal bedroom. Every element has been carefully considered to offer comfort, space, and functionality. Situated just moments from the seafront, this property allows for easy access to scenic beach walks and the calming sounds of the coast. Additional benefits include a private driveway, garage, and ample space for guest parking. This stunning chalet bungalow is more than a home—it's a lifestyle. Offering the perfect combination of tranquillity, convenience, and modern coastal living, it's ready for its next owner to simply unpack and enjoy and also the property is chain free..**



**Entrance Hall**

Entrance door, double radiator, engineered oak flooring, built-in cloaks cupboard.

**Modern Bathroom**

WC with concealed cistern, floating wash hand basin with mixer tap and marble effect vanity top, shower/bath with gold hand shower attachment controls, rainfall showerhead, gold heated towel rail, tiled floor and partly tiled walls.

**Dining Room**

19'2" x 12'4" (5.86m x 3.78m )  
Windows to the side elevation, double radiator, engineered oak flooring.

**Living Room**

18'4" x 13'3" (5.61m x 4.06m )  
Bi-fold doors to the rear elevation, vertical radiator, engineered oak flooring.

**Sun Lounge**

14'5" x 10'4" (4.4m x 3.15m )  
Double radiator, bi-fold doors overlooking the southerly rear garden.

**Kitchen/Breakfast Room**

19'3" x 11'3" (5.87m x 3.45m )  
Vertical radiator, engineered oak flooring, stunning kitchen comprising court marble effect worktops, base and wall units, one and a half bowl butler sink with gold mixer tap, window to the front elevation, electric hob with marble effect splashbacks and breakfast bar, integrated twin ovens and grills, built-in fridge and freezer, door through to garage, wine cooler fridge, integrated dishwasher, integrated washing machine.

**Bedroom One**

21'1" x 12'2" (6.44m x 3.71m )  
Window to the rear elevation, obscure glazed window to the side, built-in wardrobe cupboards, double radiator.

**Bedroom Two**

15'3" x 9'1" (4.65m x 2.77m )  
Window to the front elevation, double radiator.

**First Floor Landing**

Door to eaves storage space. Study area with window to the rear elevation.

**Bedroom Three**

14'6" x 12'1" (4.42m x 3.70m )  
Double radiator, window to the rear elevation, wood effect flooring.

**En-Suite Shower Room**

A modern suite comprising low level wc, gold heated towel rail, wall mounted wash hand basin with vanity drawer beneath, walk-in shower cubicle with glass screen, rainfall shower head and hand shower attachment all finished in gold, luminous mirror.

**OUTSIDE**

**Front Garden**

The garden has been landscaped and features large off road parking areas on gravelled driveway, low maintenance flowering shrub beds with Laurel hedging, closed with fencing to all sides offering privacy and seclusion. There is also an EV charging point, side access available.

**Rear Garden**

Mainly laid to lawn with beautiful patio areas suitable for alfresco dining and enclosed with a combination of fencing and hedging to most sides offering privacy and seclusion.

**Garage**

Up and over door, window to the rear, personal door, power and light connected.

**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 – F







GROUND FLOOR  
1661 sq.ft. (154.3 sq.m.) approx.

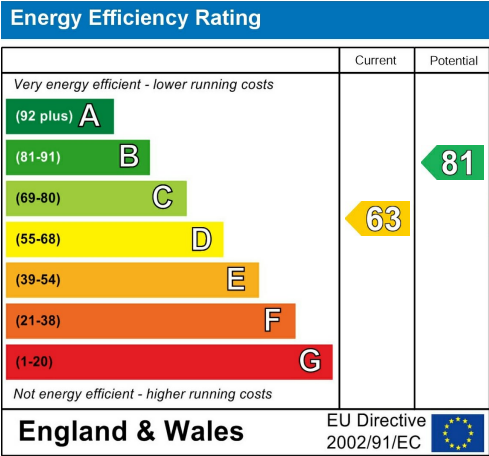
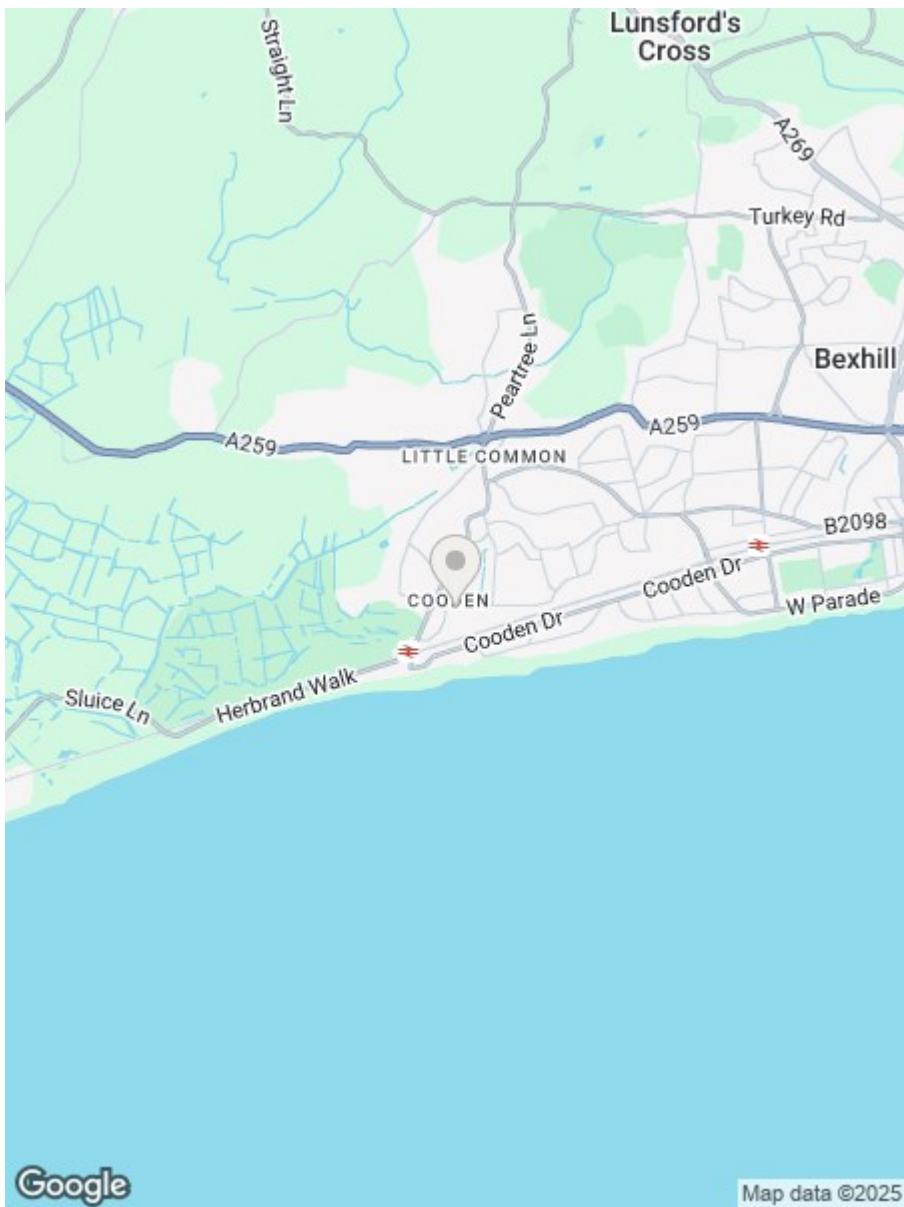


1ST FLOOR  
285 sq.ft. (26.5 sq.m.) approx.



TOTAL FLOOR AREA : 1946 sq.ft. (180.8 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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