



173 Cooden Drive, Bexhill on Sea, TN39 3AQ

Asking Price £835,000





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- Charming & substantial detached chalet bungalow of character
- En suite shower to main bedroom
- Dining room opening into south-facing sun lounge
- 'In & out' driveway serving two garages
- Highly recommended
- Potential for four bedrooms - two on the ground floor
- Superb lounge with southerly aspect overlooking the rear garden
- Large south-facing rear garden
- Much favoured location in Cooden on south side of road
- Council Tax Band: F (Rother District Council)

Abbott & Abbott Estate Agents offer for sale this fine detached chalet bungalow of considerable charm, with a large south-facing rear garden and situated just a few hundred yards from the beach at Beaulieu Road. Built in 1924 of brick with stucco rendered elevations, the property has been well maintained and is in good decorative order, benefiting from four bedrooms - two on each floor, an impressive 30' x 15' lounge, a large dining room, breakfast room, a good size kitchen and ground floor bathroom. It abounds in character, including braced and battened doors with wood latches and original brick fireplaces, and the principal rooms enjoy a southerly aspect with glimpses of the sea from the first floor. There are also two garages.

The property is situated on the much favoured south-side of this road of individual property, about half a mile from Cooden Beach railway station, golf course and hotel.



Entrance Porch

Cloakroom

Entrance Hall

Dining Room 22' x 12'6 (6.71m x 3.81m)

Sitting Room 29'10 x 14'9 (9.09m x 4.50m)

Kitchen 15'1 x 10'10 (4.60m x 3.30m)

Breakfast Room 11'10 x 10'6 (3.61m x 3.20m)

Trades Lobby

Utility Room 5'11 x 4'7 (1.80m x 1.40m)

Boiler Room 5'8 x 4'7 (1.73m x 1.40m)

Bedroom One

14'9 plus wide doorway x 11'10 (4.50m plus wide doorway x 3.61m)

En-Suite Shower Room





Bedroom Two 11'10 x 11'6 (3.61m x 3.51m)

Bathroom

First Floor Landing

Bedroom Three

14'5 x 9'10 plus square bay window (4.39m x 3.00m plus square bay window)

Bedroom Four

13'1 max x 10'2 max (3.99m max x 3.10m max)

Outside

Garage One 20'8 x 9'6 (6.30m x 2.90m)

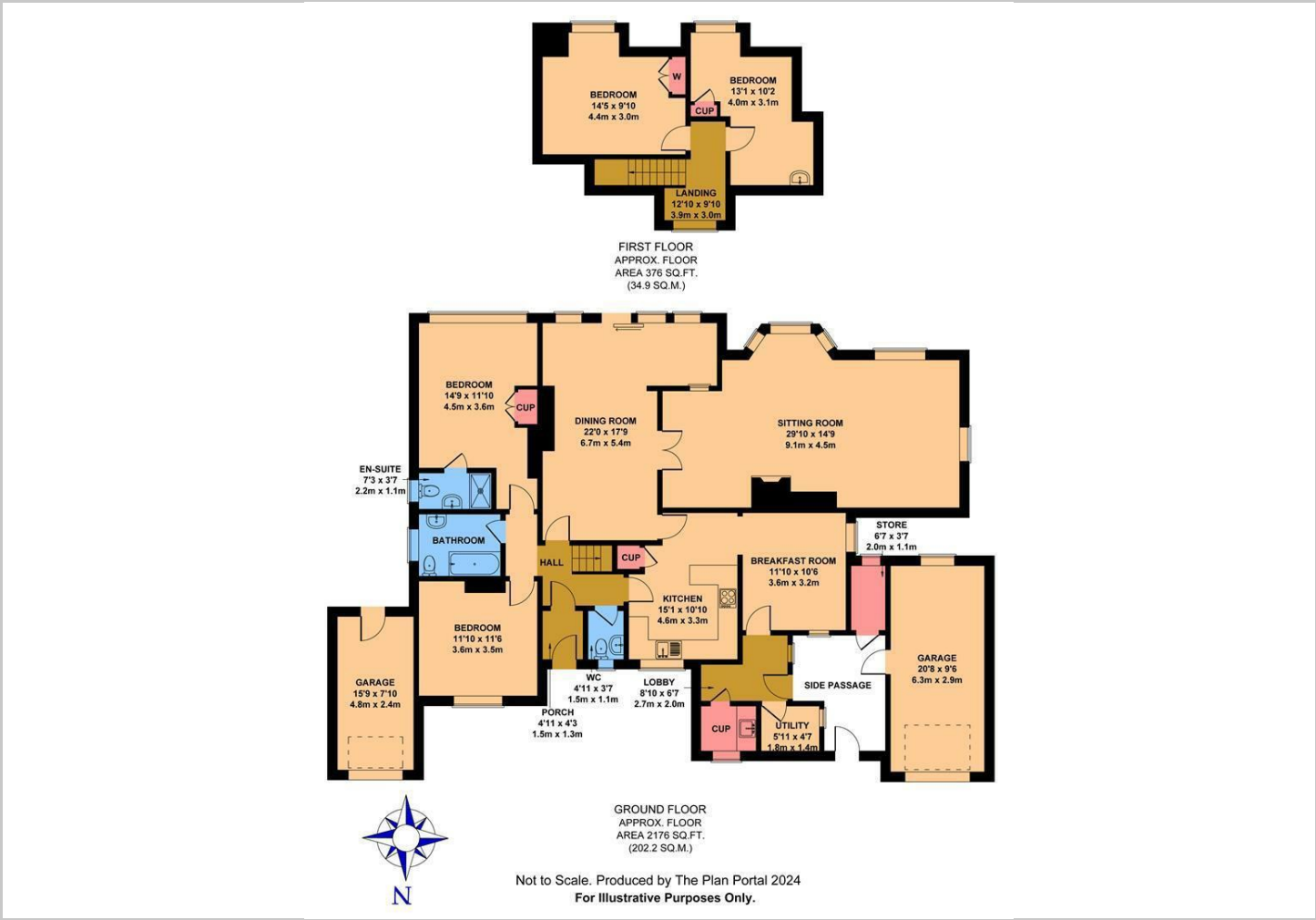
Garage Two 15'9 x 7'10 (4.80m x 2.39m)

Lovely Mature Gardens





Floor Plans



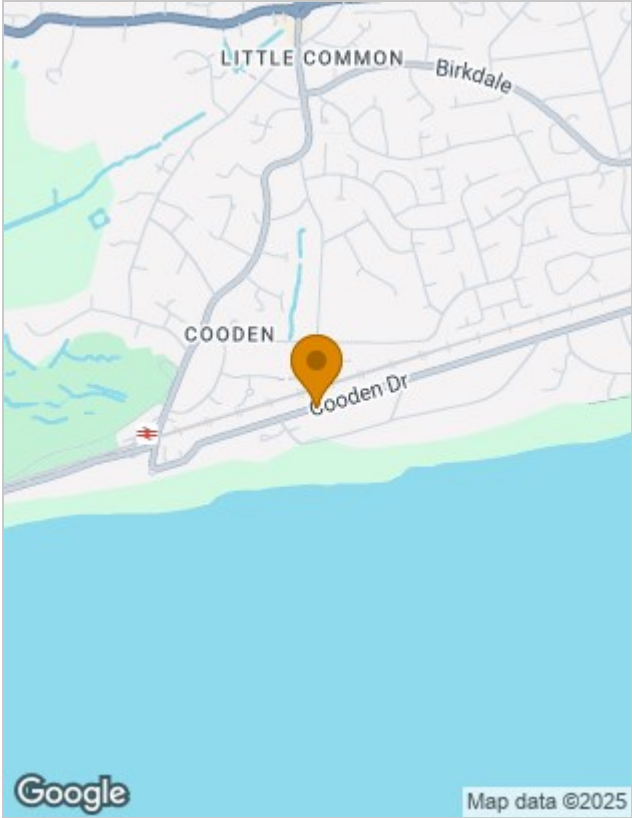
Viewing

Please contact our Sales Office on sales@abbottandabbot if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

