
Abbott & Abbott
Estate Agents, Valuers and Lettings
166a Cooden Drive, Bexhill-On-Sea, TN39 3AH
£620,000
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166a Cooden Drive

Bexhill-On-Sea, TN39 3AH

£620,000



- Recently-built (2022) detached house in much favoured road of individual property
- Superb kitchen/family room overlooking rear garden with well equipped kitchen area
- Off-road parking for up to three cars
- Gas central heating - with underfloor heating to ground floor rooms
- Just a few hundred yards from the beach at South Cliff
- Four bedrooms - with en suite shower and wardrobes to main bedroom
- South-facing living room
- Pretty gardens
- uPVC double glazed windows and exterior doors - with bifold doors to rear garden
- A beautifully presented property - highly recommended

Abbott & Abbott Estate Agents offer for sale this recently constructed and beautifully presented detached house, situated in a much favoured road of individual property, just a few hundred yards from the beach at South Cliff and within easy reach of Cooden Beach railway station and golf course. Built in 2022, the property offers excellent, well-planned, family-size accommodation which provides four bedrooms - the main bedroom with en suite shower and a range of wardrobes, ground floor cloakroom, bathroom and a south-facing living room. A particular feature is the superb kitchen/family room - with a family area with bi-fold doors opening onto the rear garden, plus a well equipped and attractive kitchen, complimented by a separate utility room. Outside, there is off-road parking for up to three cars and a pretty rear garden. Gas fired central heating is installed, with underfloor heating to the ground floor and radiators to the first floor rooms, and uPVC double glazing throughout.

Situated on the route of the local town bus, the property is also just over a mile from the town centre.

This is an excellent property, in a sought-after road, and comes very highly recommended.





Spacious Entrance Hall 18'4 in length (5.59m in length)

Cloakroom

South-Facing Living Room 15'6 x 11'5 (4.72m x 3.48m)

Superb Kitchen/Family Room
21'3 max x 17'5 max (6.48m max x 5.31m max)

Utility Room 7'3 x 5'5 (2.21m x 1.65m)

First Floor Landing

Bedroom One 14'8 x 11'5 (4.47m x 3.48m)

En Suite Shower

Bedroom Two
14'5 max x 11'6 max (4.39m max x 3.51m max)

Bedroom Three 14'2 x 9'7 (4.32m x 2.92m)

Bedroom Four
10'8 max x 9'7 max (3.25m max x 2.92m max)



Spacious Bathroom 7'10 x 7' (2.39m x 2.13m)

Off-Road Parking

Pretty Rear Garden

Council Tax Band: E (Rother District Council)

EPC Rating: B







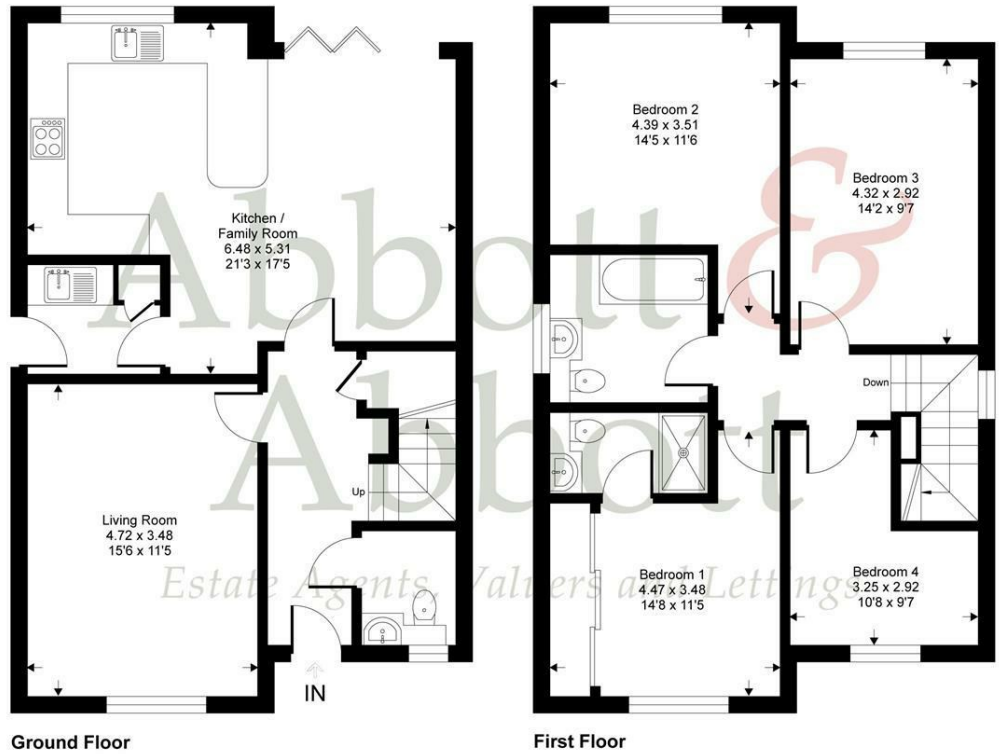








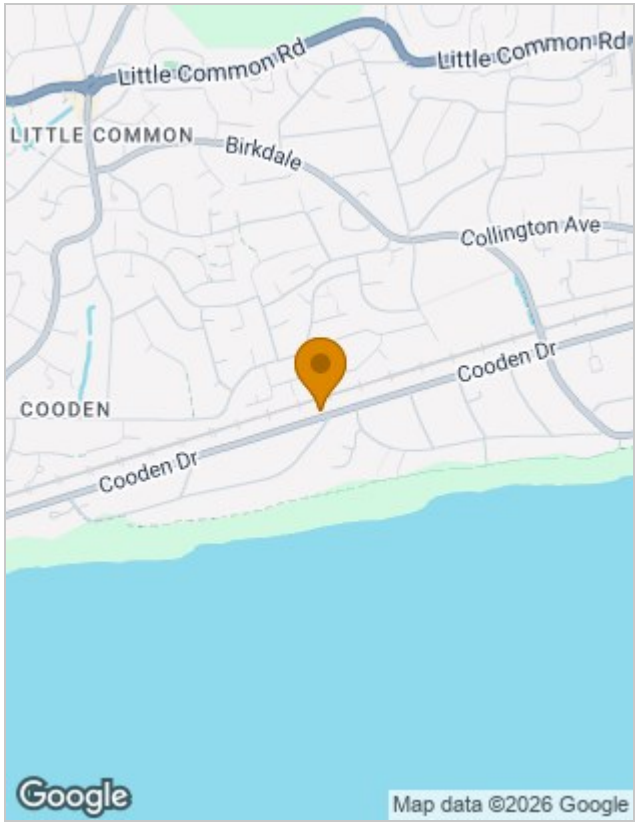
Floor Plans



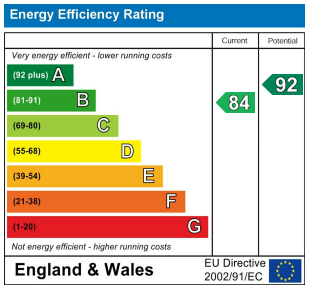
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

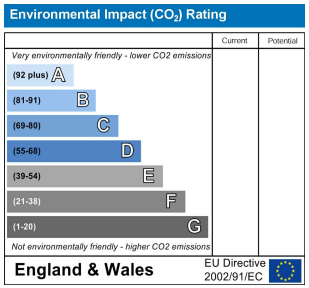
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Location Map



Energy Performance Graph





Viewing

Please contact our Sales Office on 01424 212233 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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