

**RUSH
WITT &
WILSON**



88 Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AS
Offers In Excess Of £510,000 Freehold

About this property

A substantial detached 1930's house comprising entrance porch, large entrance hallway, living room, dining room, fitted kitchen/breakfast room, downstairs wc, four bedrooms and modern family bathroom suite. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout.

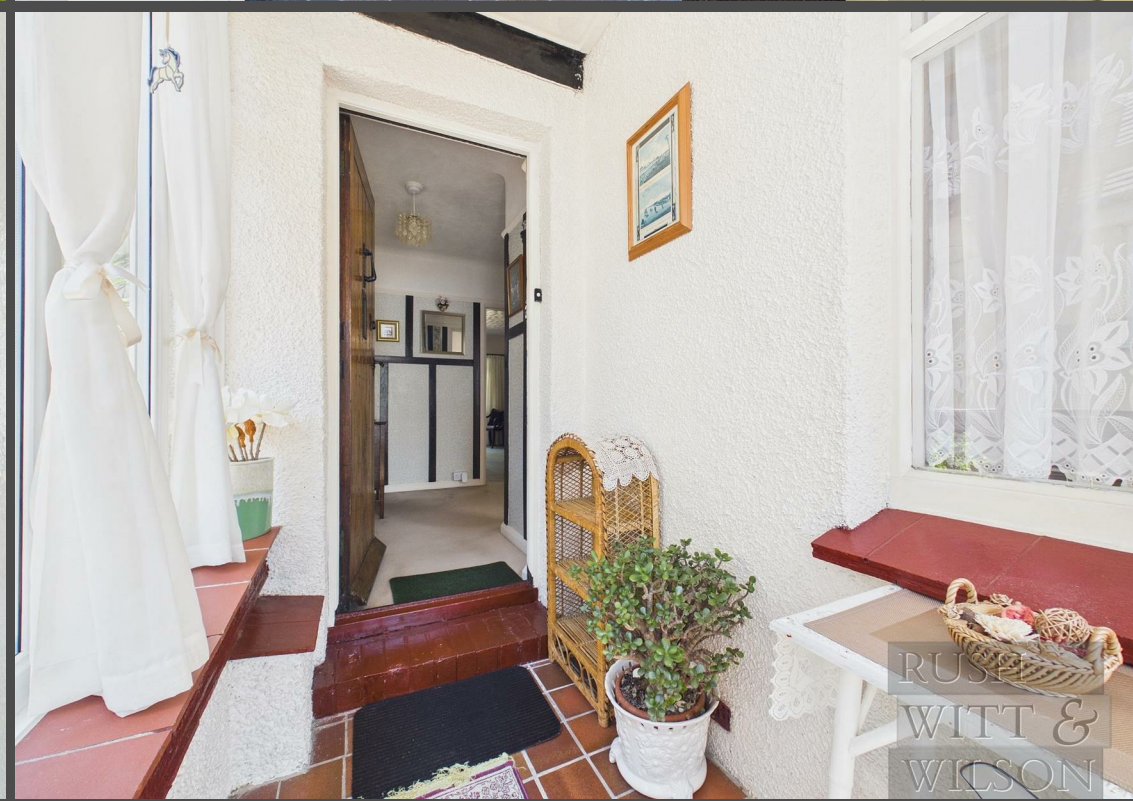
Externally, the property boasts stunning front and rear gardens, mainly laid to lawn, with the rear garden being enclosed to all sides with fencing, providing privacy and seclusion, sides access is also available. The property also benefits from a detached single garage.

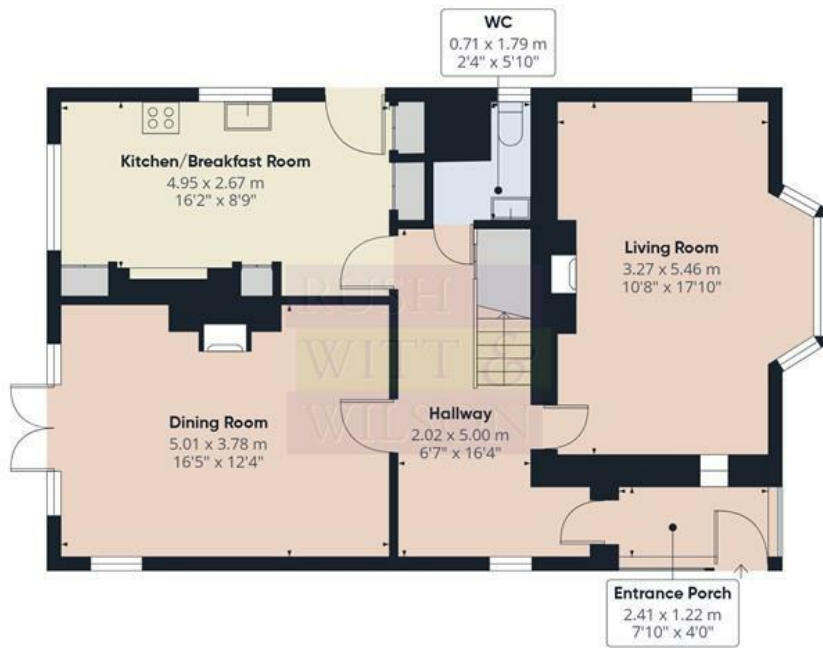
The property is located in the highly sought after location of Cooden, within a stones throw of the seafront and within easy reach to Collington train station, Bexhill town centre with its wide range of amenities, and Bexhill train station.

Viewings are highly recommended by the vendors chosen sole agents, Rush, Witt & Wilson Bexhill.

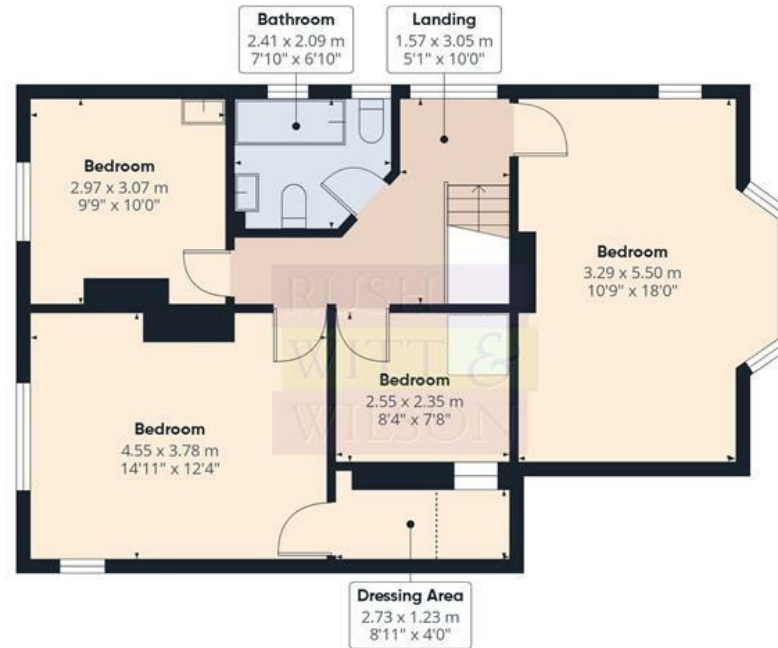








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

147.9 m²

1593 ft²

Reduced headroom

1.3 m²

14 ft²

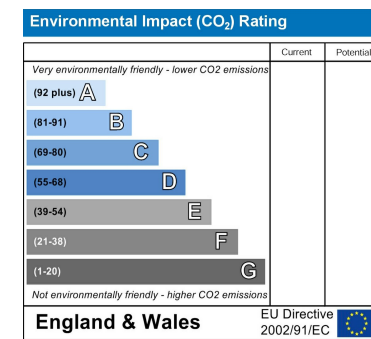
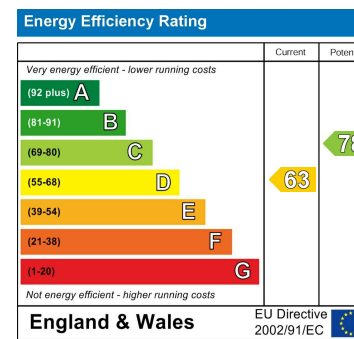
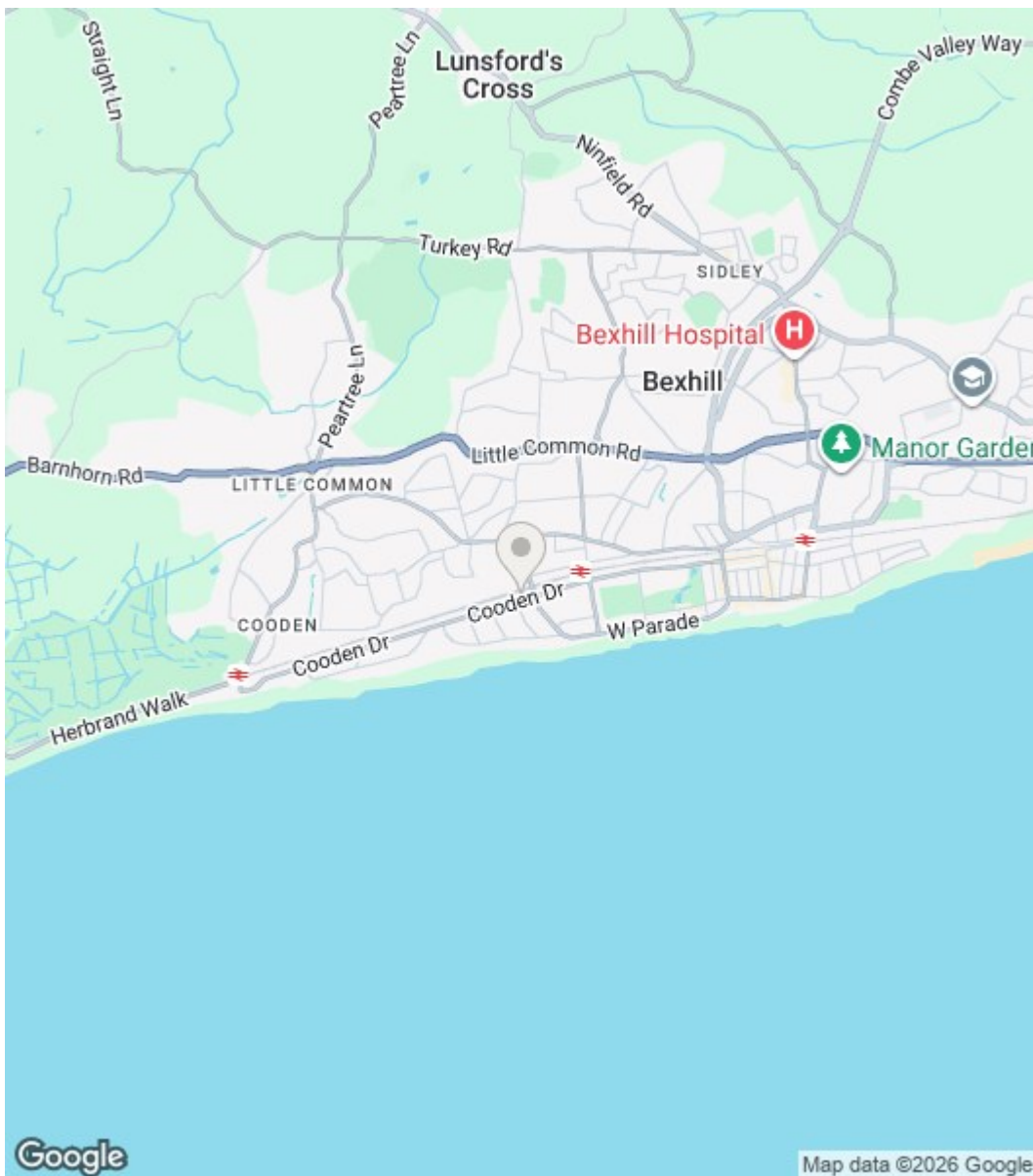
(1) Excluding balconies and terraces

Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Council Tax Band - E

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

**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**