

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &  
WILSON

**130A Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AW  
£585,000 Freehold**

## About this property

An opportunity to acquire this deceptively spacious three/four bedroom detached chalet bungalow ideally situated in this highly sought after location of Cooden. Offering bright and spacious versatile accommodation throughout, the property comprises a large living, sun room/utility, fitted kitchen/breakfast room, three double bedrooms and additional fourth bedroom/study, large entrance hall, shower room to the ground and a bathroom to the first floor. Other internal benefits include gas central heating system to radiators, double glazed windows and doors, ample storage space throughout. Externally the property offers a private and secluded rear garden with two timber framed sheds, whilst to the front of the property there is a driveway providing off road parking for multiple vehicles leading to the integral garage and a large front garden with extensive and mature plants and shrubs. Conveniently situated within easy walking distance to South Cliff Beach and being approximately a mile from Cooden Beach rail station and Bexhill town centre with its range of amenities, seafront and mainline rail station. Viewing comes highly recommended by RWW Bexhill sole agents.









Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

142.5 m<sup>2</sup>  
1535 ft<sup>2</sup>

**Reduced headroom**

4.4 m<sup>2</sup>  
47 ft<sup>2</sup>

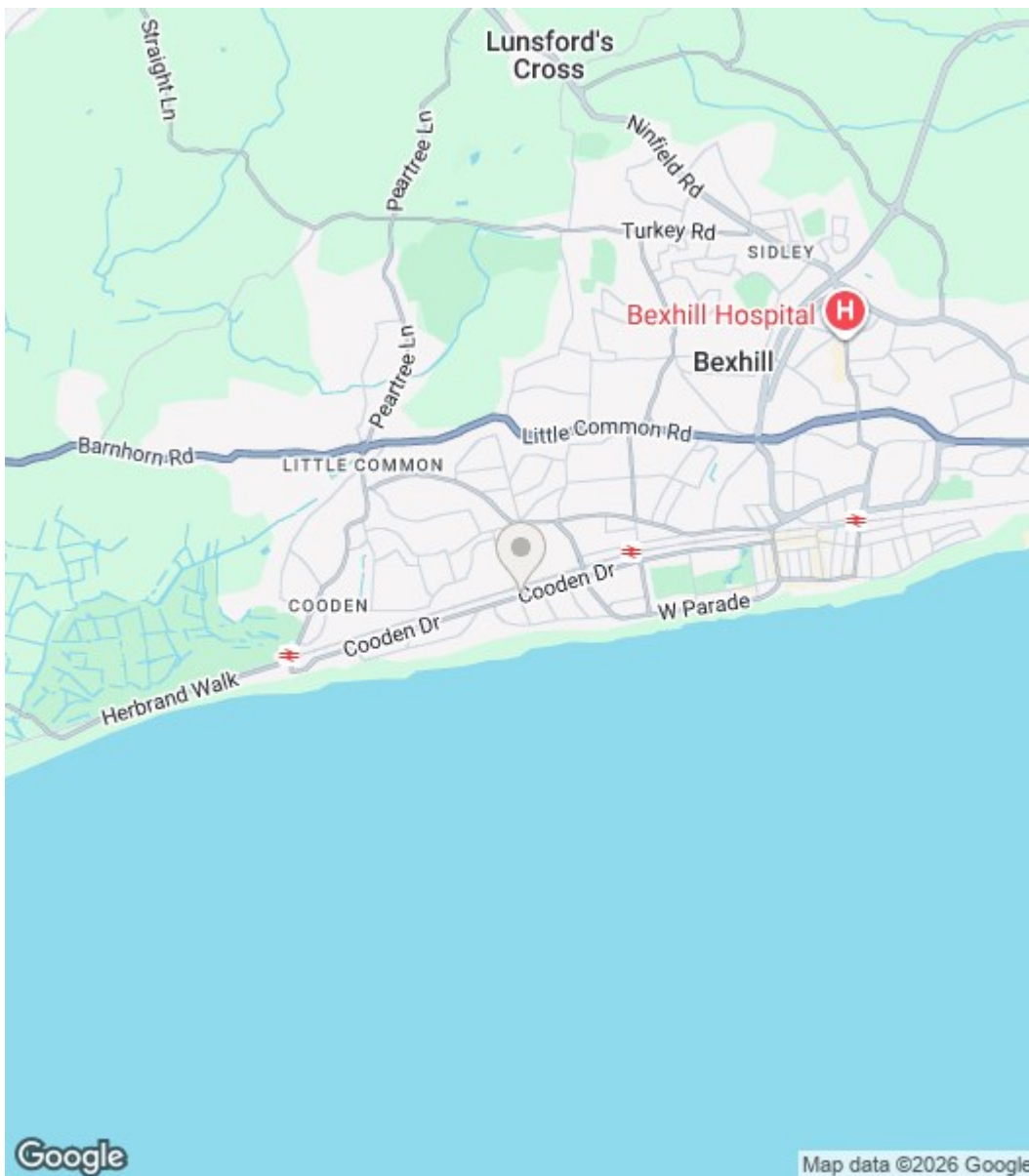
(1) Excluding balconies and terraces

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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](mailto:bexhill@rushwittwilson.co.uk)  
[www.rushwittwilson.co.uk](http://www.rushwittwilson.co.uk)