



FAIRWAYS

212 Cooden Sea Road, Cooden, Bexhill-on-Sea



A COOL AND CONTEMPORARY DETACHED RESIDENCE

Built to a very high standard with a state of the art interior,
set in a prestigious position just 0.3 of a mile from the beach
and overlooking the 18th fairway of the award winning
Cooden Beach Golf Club.

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Local Authority: Rother District Council. Tel: 01424 787000

Council Tax Band: G

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas-fired central heating.

Postcode: TN39 4TR what3words.com/seabirds.parties.jams



SITUATION

Fairways is ideally positioned overlooking Cooden Beach Golf Club, just 0.2 of a mile from Cooden Beach station and 0.3 of a mile from the beach.

Bexhill provides a good choice of shopping, commercial, recreational and cultural facilities with a further, more extensive, range available in Eastbourne to the west along the coast and in Brighton.

There are mainline train services to London from Cooden Beach and Battle with road communications via the A259 to either the A21 or A22 linking to the national motorway network.

There is a good choice of schools in the area within the state and private sectors.







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The house was highly commended in the Sussex Heritage Trust Awards 2019. The specification is comprehensive including 14 zone underfloor heating with geo location, an underfloor heated garage, air conditioning to the master bedroom and two of the other bedrooms and an air sourced heat pump for the swimming pool. There is a custom integrated sound system in the living area, tropical fish tank, a modern gas fireplace, electric rain sensing skylights, and an array of integrated appliances in the kitchen including an ice machine, tower glassfronted wine fridge, downdraft extractor hob, quooker hot tap and a feature drinks cabinet. The accommodation is spacious and well-balanced with considerable interior design on display with an open plan living area, spectacular bespoke kitchen and dining area. The surround sound cinema room on the ground floor could be used as an accessible bedroom if desired. On the first floor there is an impressive principal suite comprising a large double bedroom with far reaching views across the golf course, and an en suite bathroom which is luxuriously appointed with high quality fitments. A sizeable dressing room, accessed via the principal suite, could be used as a child's bedroom if preferred. There are three further double bedrooms as well as a bathroom and a shower room which have been finished to an equal standard.

The house is set back from the road behind electric gates and a stone wall ensuring complete privacy and seclusion. There is a gravel driveway with electric car charging DOC, parking for multiple cars and a large garage. The beautifully landscaped gardens wrap around the house, with artificial lawn, black limestone sun terraces, a contemporary mains gas fire pit, teak seating area and a sheltered spa-style swimming pool with a tall wall adorned with imported dark pebbles from Bali.





This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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