



186 Cooden Drive, Bexhill on Sea, TN39 3AH

£620,000









# 186 Cooden Drive

Bexhill on Sea, TN39 3AH

- Charming 1930's detached house of character, only a few hundred yards from Beaulieu Rd beach
- Lovely 23' triple aspect sitting room
- Good size kitchen
- Pretty, well-matured gardens
- Beautifully presented & highly recommended
- Four bedrooms - two with en suite facilities
- Dining room with access to south-facing sun room
- Garden room
- Gas central heating and uPVC double glazing

Abbott & Abbott Estate Agents offer for sale this charming and beautifully presented detached house of character, situated in a much favoured road of individual property, just a few hundred yards from the beach at Beaulieu Road and less than half a mile from Cooden Beach railway station and golf course. Built in the 1930's the property has been much improved in recent years and offers bright, well-proportioned accommodation which includes four bedrooms - two with en-suite facilities, a lovely 23' triple aspect sitting room, dining room with a south-facing sun room leading off, a useful and attractive garden room, a good size kitchen, and bathroom. Outside, there are pretty, well matured gardens and a garage, plus off-road parking for at least two cars. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated on the route of the local town bus, and is about a mile and a half from the town centre.

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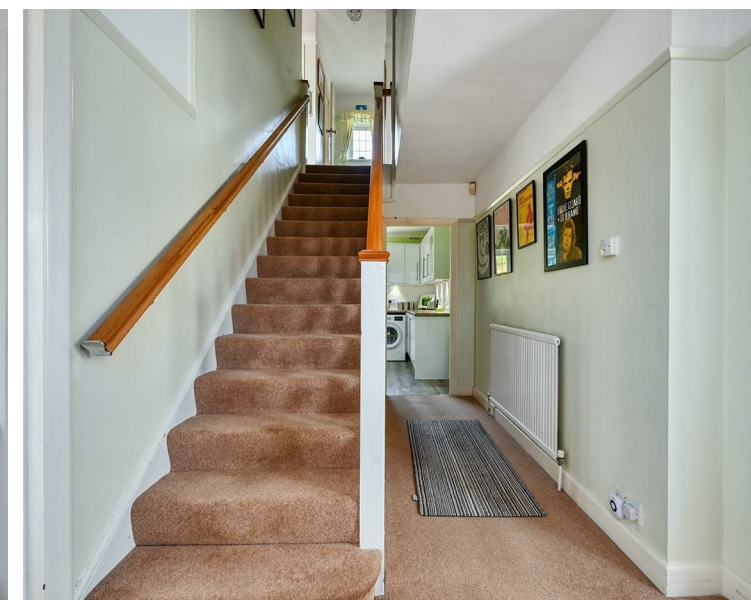


<b>Good Size Entrance Hall</b>	17'2 x 6'7 (5.23m x 2.01m)
<b>Triple-Aspect Sitting Room</b>	23' x 12'3 (7.01m x 3.73m)
<b>Dining Room</b>	11'7 x 11'2 (3.53m x 3.40m)
<b>South-Facing Sun Room</b>	13' x 4'6 (3.96m x 1.37m)
<b>Attractive Kitchen</b>	13' x 11' (3.96m x 3.35m)
<b>Rear Lobby</b>	
<b>Cloakroom/WC</b>	
<b>Garden Room</b>	10'10 x 8' (3.30m x 2.44m)
<b>First Floor Landing</b>	
<b>Bedroom One</b>	15'5 max x 13' (4.70m max x 3.96m)
<b>En-Suite Shower</b>	
<b>Bedroom Two</b>	13' x 12'5 (3.96m x 3.78m)
<b>En-Suite Shower Room</b>	





**Bedroom Three** 9'9 x 9'2 (2.97m x 2.79m)  
**Bedroom Four** 9'9 x 9' (2.97m x 2.74m)  
**Bathroom**  
**Separate W/C**  
**Garage** 17'8 x 9' (5.38m x 2.74m)  
**Pretty Gardens**  
**Council Tax Band: E (Rother District Council)**  
**EPC Rating: D**

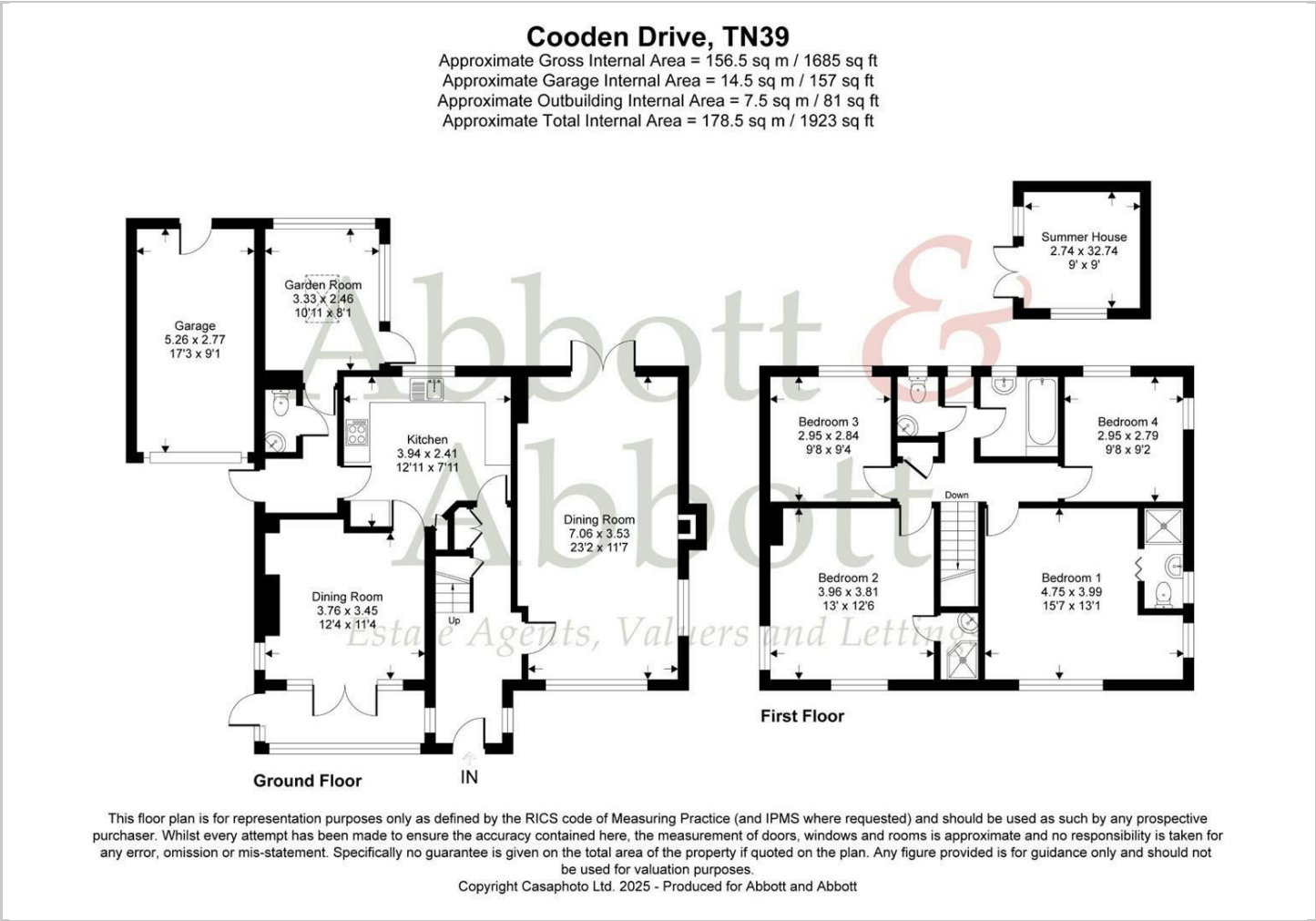








Floor Plans

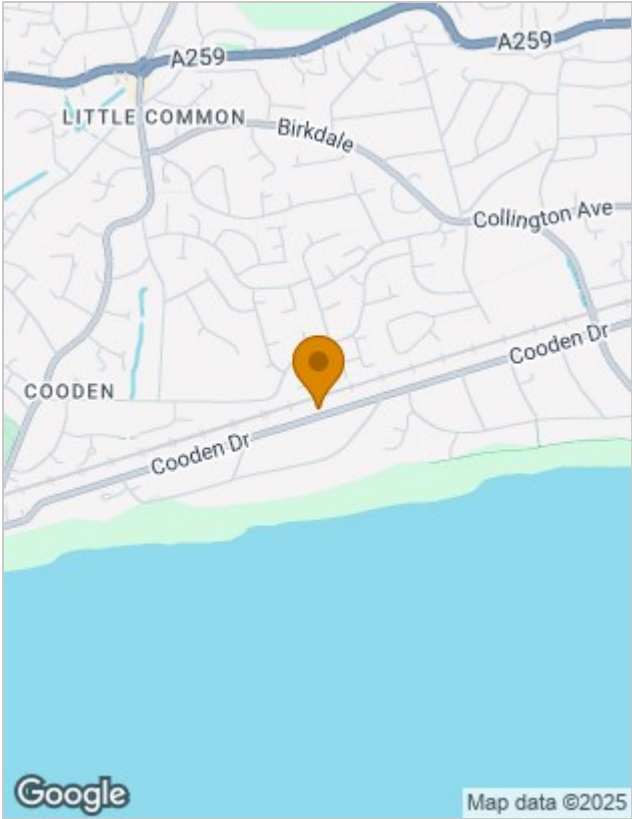


Viewing

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.

Location Map



Energy Performance Graph

