



186 Cooden Drive, Bexhill on Sea, TN39 3AH

£620,000

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# 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.



£620,000



**Good Size Entrance Hall** 17'2 x 6'7 (5.23m x 2.01m)

**Triple-Aspect Sitting Room** 23' x 12'3 (7.01m x 3.73m)

**Dining Room** 11'7 x 11'2 (3.53m x 3.40m)

**South-Facing Sun Room** 13' x 4'6 (3.96m x 1.37m)

**Attractive Kitchen** 13' x 11' (3.96m x 3.35m)

**Rear Lobby**

**Cloakroom/WC**

**Garden Room** 10'10 x 8' (3.30m x 2.44m)

**First Floor Landing**

**Bedroom One** 15'5 max x 13' (4.70m max x 3.96m)

**En-Suite Shower**

**Bedroom Two** 13' x 12'5 (3.96m x 3.78m)

**En-Suite Shower Room**



**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**

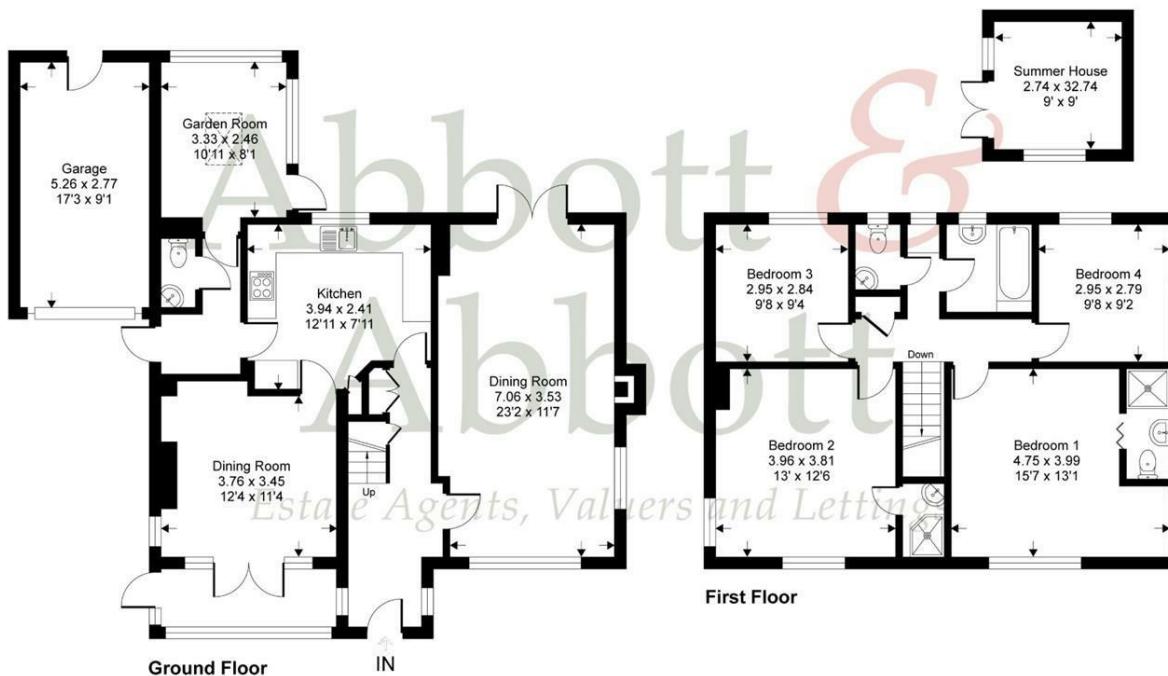




## Floor Plans

### Cooden Drive, TN39

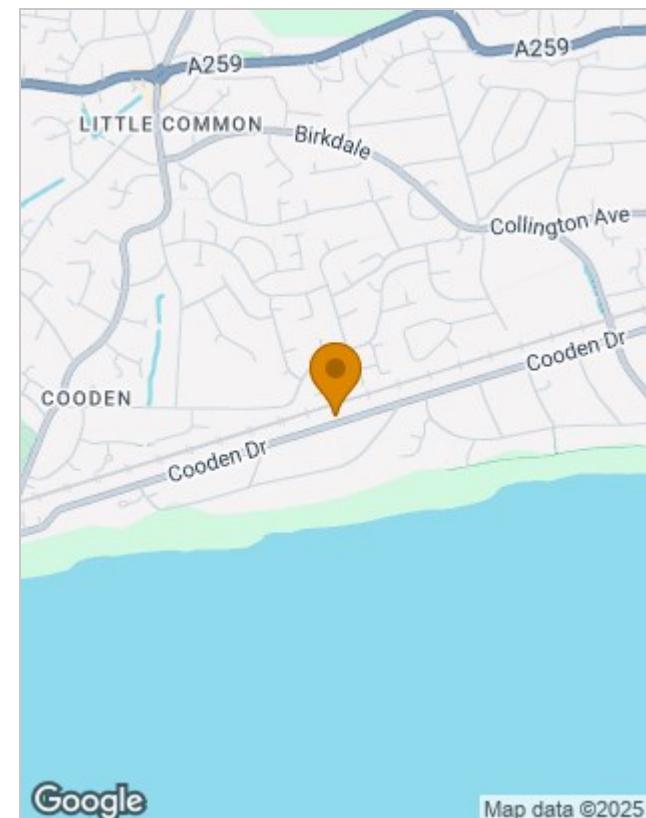
Approximate Gross Internal Area = 156.5 sq m / 1685 sq ft  
 Approximate Garage Internal Area = 14.5 sq m / 157 sq ft  
 Approximate Outbuilding Internal Area = 7.5 sq m / 81 sq ft  
 Approximate Total Internal Area = 178.5 sq m / 1923 sq ft



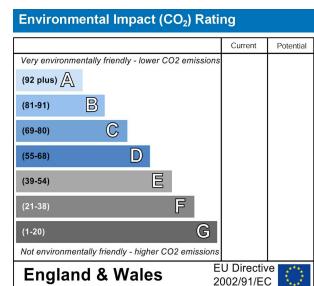
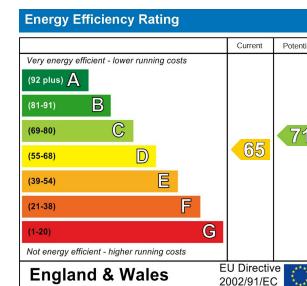
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.