

Abbott & Abbott

Estate Agents, Valuers and Lettings



45 Cooden Drive, Bexhill-on-Sea, TN39 3AY

Asking Price £695,000





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45 Cooden Drive

Bexhill-on-Sea, TN39 3AY

- Charming & distinctive detached house, just a few hundred yards from the beach.
- Three south-facing reception rooms
- Good size bath/shower room
- Garage and covered car port
- On a bus route and within a few hundred yards from Collington Halt railway station
- Four good size bedrooms - each with wardrobe and main bedroom with shower
- South-facing conservatory overlooking gardens
- Mature, private and good size south-facing rear garden
- Gas central heating and double glazed windows and doors
- An excellent family home

Abbott & Abbott Estate Agents offer for sale this charming and distinctive detached house of character, situated on the much-favoured south side of Cooden Drive, in a most convenient location within easy reach of the town centre and just a few hundred yards from the beach at West Parade. Built in the 1930's, the property offers bright, spacious, and well-planned accommodation, with principal rooms having a southerly aspect and views over the rear garden. The property features four good bedrooms - each with wardrobe and the main bedroom with shower cubicle, three reception rooms including a through lounge, south-facing conservatory, modern kitchen with appliances, a large bath/shower room with WC and further WCs to the ground and first floors. Outside, there are pretty, mature gardens - the rear garden being private and with a south aspect, plus a garage and further covered car port. Gas central heating is installed and there are uPVC double glazed windows and exterior doors.

The property is situated on this road of individual property, on a bus route, and just a few hundred yards from Collington Halt railway station. The town centre is about a mile distant.



Entrance Hall 11'10 x 7'7 (3.61m x 2.31m)

Cloakroom

Lounge 16'9 x 12'2 (5.11m x 3.71m)

Dining Room
11'10 plus square bay window x 11'6 (3.61m plus square bay window x 3.51m)

Family Room 11'2 x 10'2 (3.40m x 3.10m)

Conservatory 11'2 x 9'2 (3.40m x 2.79m)

Kitchen 13'1 x 7'3 (3.99m x 2.21m)

First Floor Landing

Bedroom One 17'1 x 13'1 (5.21m x 3.99m)

Bedroom Two 15'1 x 10'2 (4.60m x 3.10m)

Bedroom Three 11'10 x 11'6 (3.61m x 3.51m)

Bedroom Four 11'2 x 10'2 (3.40m x 3.10m)





Bath/Shower Room 8'6 x 7'7 (2.59m x 2.31m)

Separate WC

Outside

Covered Car Port/Garage 16'9 x 8'2 (5.11m x 2.49m)

Garage 15'1 x 10'6 (4.60m x 3.20m)

Lovely Mature Gardens - South at rear

Council Tax Band: F (Rother District Council)

EPC Rating: D





Floor Plans



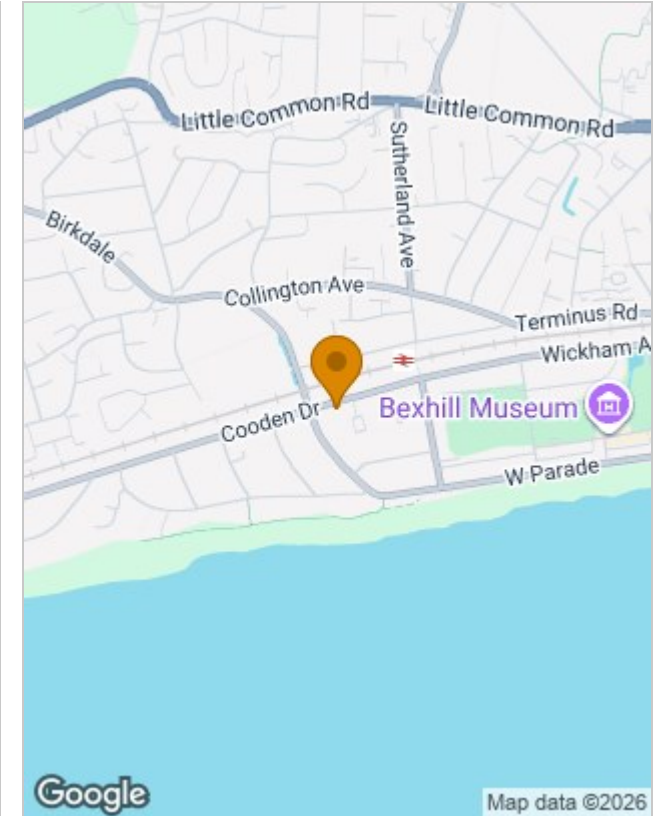
Viewing

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.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH
Tel: 01424 212233 Email: sales@abbottandabbott.co.uk

Location Map



Energy Performance Graph

