

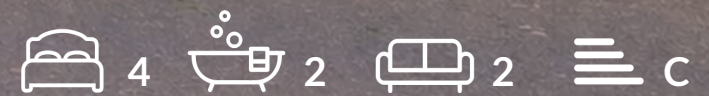


OAKFIELD



Cooden Drive, Bexhill-On-Sea TN39 3AH

Price Guide £620,000



## Cooden Drive, Bexhill-On-Sea TN39 3AH

Spacious 4-Bedroom Larkin-Built Detached Home

A rare opportunity to own this spacious and character-filled four-bedroom detached home, built by the renowned Larkin builders.

Ideally located just a short stroll from the beach and railway station, this property offers generous living space, original features, and fantastic potential for a growing family.

Inside, you're welcomed by a good-sized hallway with original features. The large lounge is warm and inviting, featuring a beautiful brick-built fireplace with a wood-burning stove a perfect focal point for cosy evenings.

At the heart of the home is a large, functional kitchen complete with an island, offering excellent workspace and storage. This space flows into a light-filled dining area with bifolding doors that open out to the garden.

There is also a charming additional area that could easily serve as a second dining space, snug, or reading nook, making it a truly versatile hub of the home.

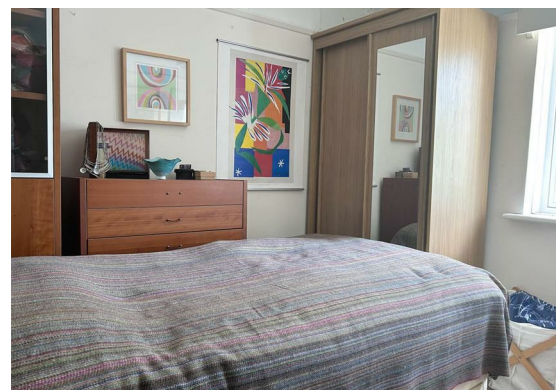
The ground floor also includes a guest bedroom with direct access to a modern shower room and a sauna, plus a separate WC for added convenience.

Upstairs, you'll find a large main bedroom and three well-proportioned bedrooms and a good-sized family bathroom. A partially floored loft offers further storage or creative potential.

Outside, the rear garden is wild yet pretty, with a peaceful, natural feel. It features a summer house, bike shed, small pond, and side access to the front perfect for outdoor relaxation or hobbies.

Set back from the road, the home benefits from a driveway, carport, and garage (housing the gas boiler), providing ample off-street parking and storage.





### Living Room

28'7" x 12'5" (8.72m x 3.79m)

### Reception Room

13'1" x 12'5" (3.99m x 3.78m)

### Kitchen

12'3" x 11'11" (3.73m x 3.63m)

### Dining Room

12'8" x 10'11" (3.86m x 3.33m)

### Breakfast Room

13'7" x 11'1" (4.14m x 3.38m)

### Shower Room & Sauna

### Snug

### Bedroom

15'7" x 12'10" (4.75m x 3.91m)

### Bedroom

12'10" x 12'5" (3.91m x 3.78m)

### Bedroom

11'8" x 9'9" (3.56m x 2.98m)

### Bedroom

9'10" x 9'2" (3.00m x 2.79m)

### Garage

15'11" x 9'0" (4.85m x 2.74m)

**Council Tax Band E - £3,301.16 Per Annum**

## Floor Plan

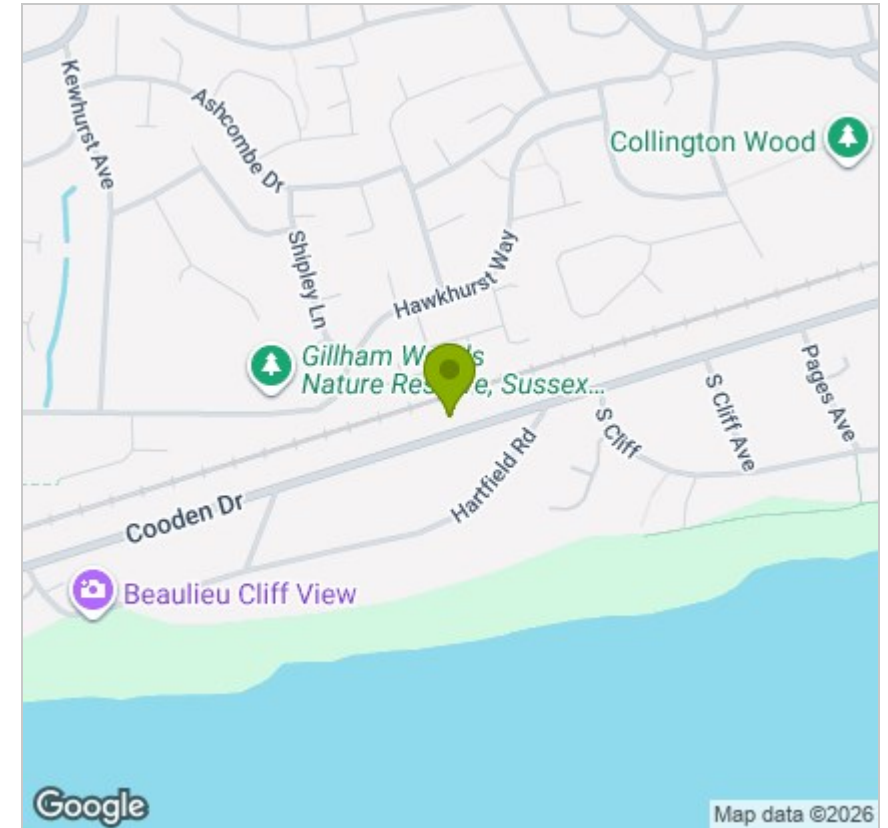


## Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

