Abbott & Abbott

Estate Agents, Valuers and Lettings



141 Cooden Drive, Bexhill-on-Sea, TN39 3AJ

£650,000

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BREAD

141 Cooden Drive

Bexhill-on-Sea, TN39 3AJ

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- Excellent detached chalet bungalow on the favoured south-side of a sought-after road
- Large L-shaped sitting/dining room overlooking the rear garden
- Conservatory with southerly aspect
- Gas central heating & double glazed windows and doors
- Just a few hundred yards from the beach at Beaulieu Road
- Three good size bedrooms - one on ground floor
- Large kitchen with integrated appliances
- Good size, private rear garden with southerly aspect
- Well presented and highly versatile accommodation



Abbott and Abbott Estate Agents are delighted to offer for sale this excellent detached chalet bungalow, set in lovely, well-stocked gardens and situated in a much favoured and sought-after location on the south side of Cooden Drive. The property offers bright, well-presented and highly versatile accommodation, with many rooms having a double aspect, and includes three bedrooms - one on the ground floor, a superb 22' max x 19'8 max L-shaped sitting/dining room overlooking the rear garden, a large, attractive kitchen with integrated appliances, a south-facing conservatory, a ground floor shower room and first floor bathroom. Outside, there is a good size, private rear garden with a south aspect, a garage and parking for at least two cars. Gas central heating is installed and there are uPVC double glazed windows and exterior doors. There are also sea glimpses from the two first floor bedrooms.

The property is situated towards the Cooden end of this ever-popular road of individual properties, about half a mile from the railway station and golf course. The beach at Beaulieu Road is within just a few hundred yards with Bexhill town centre just under two miles distant.





Enclosed Entrance Porch 7'7 x 4'11 (2.31m x 1.50m)

Entrance Hall
13'1 max x 10'10 max (3.99m max x 3.30m max)

Large L-Shaped Sitting/Dining Room
22' max x 19'8 max (6.71m max x 5.99m max)

South-Facing Conservatory
14'1 x 8'10 (4.29m x 2.69m)

Kitchen/Breakfast Room 17'5 x 12'10 (5.31m x 3.91m)

Bedroom Three/ Dining Room
12'10 x 9'10 (3.91m x 3.00m)

Shower Room 9'6 x 5'11 (2.90m x 1.80m)

Good Size First Floor Landing
10'2 x 9'10 (3.10m x 3.00m)

Bedroom One 16'5 x 13'5 (5.00m x 4.09m)

Bedroom Two 16'5 x 12'10 (5.00m x 3.91m)



Bathroom	10'10 x 5'7 (3.30m x 1.70m)
Integral Garage	18'1 x 6'11 (5.51m x 2.11m)

Established Gardens

Council Tax Band: E (Rother District Council)

EPC Rating: E







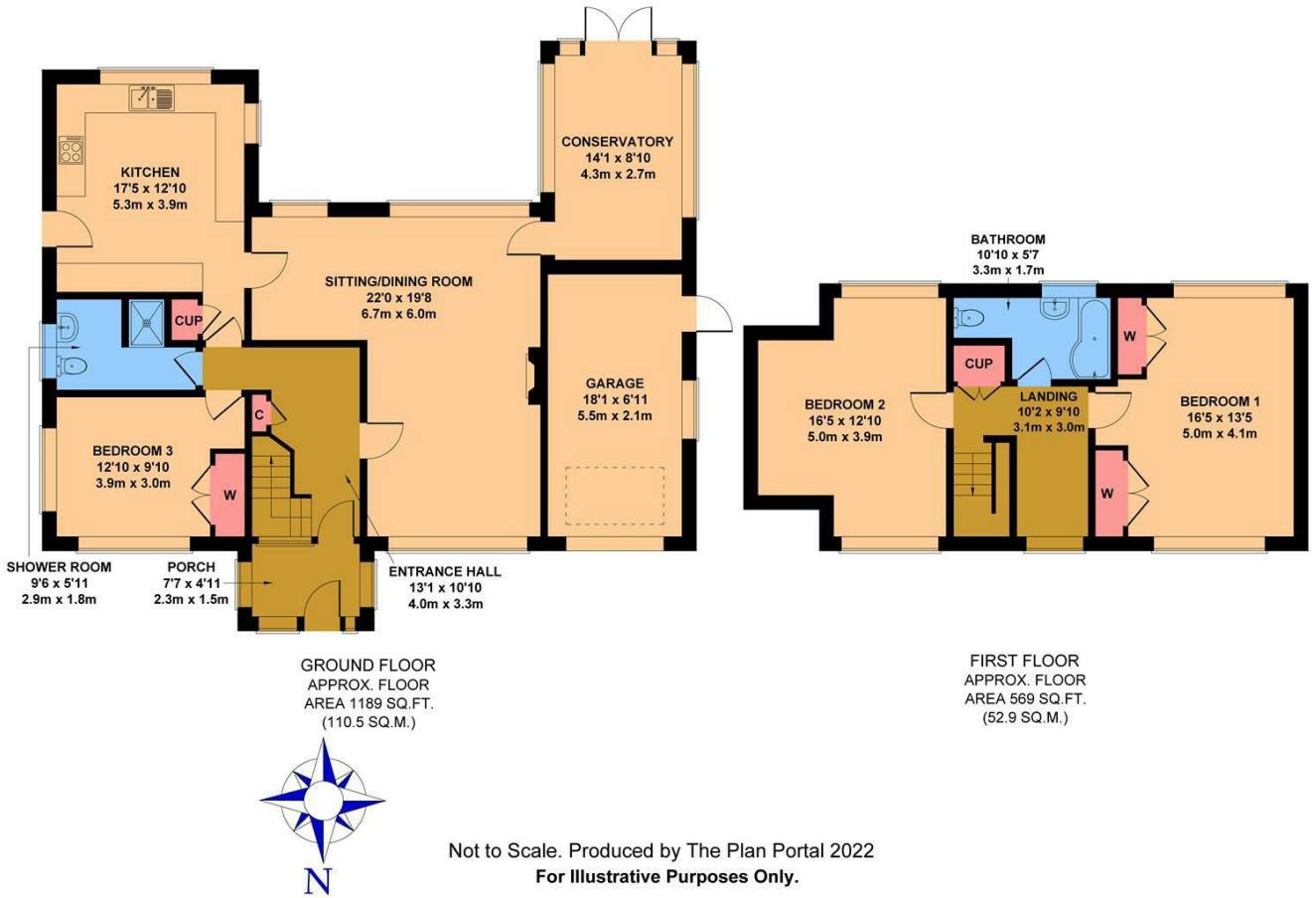




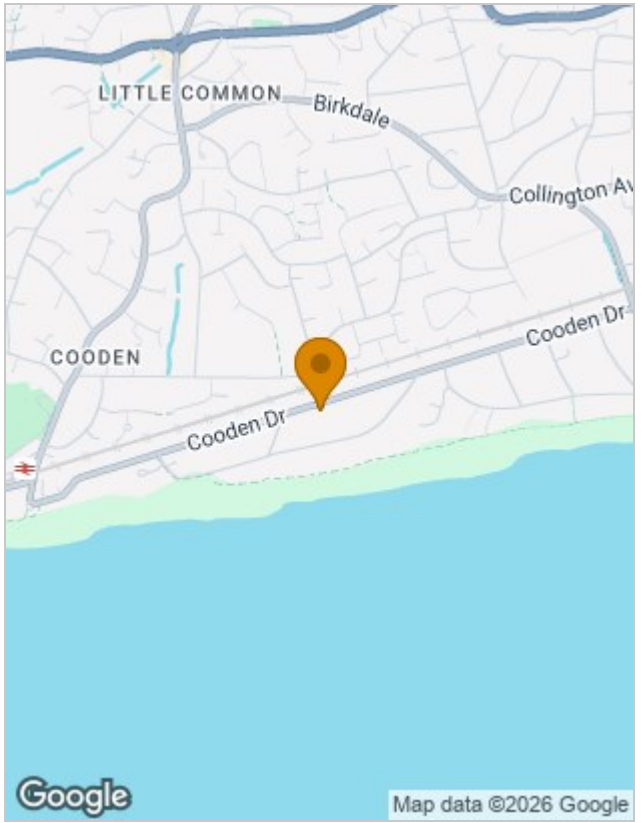




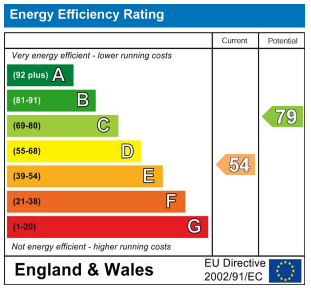
Floor Plans

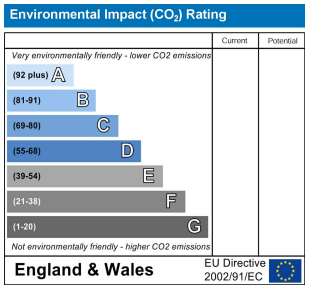


Location Map



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.

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