

Panache, Popp's Lane, Cooden, East Sussex, TN39 3BL



A unique opportunity to acquire an attractive five bedroom detached property situated in one of Cooden's most popular residential areas. This outstanding residence affords spacious and well proportioned accommodation and has been subject to considerable modernisation and improvement by the current owners.

An internal inspection is highly recommended to appreciate its many benefits which include modern fitted kitchen/breakfast room, two en-suite shower rooms and family bathroom, gas boiler and radiators, sealed unit double glazing, approximately 90ft rear garden, block paved driveway with off road parking for several vehicles and garage.

£635,000 Freehold
CHAIN FREE

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Entrance Porch with sealed unit double glazed front door and side panels leading to:-

Entrance Hall (19'4 x 7'11) with travertine flooring with matching skirting, control panel for infrared video controlled electric entrance gates, radiator with cover, large walk in storage cupboard, glazed double doors to Kitchen/Breakfast Room.

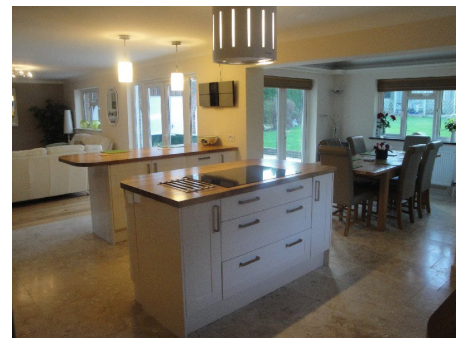
Cloakroom/WC being newly fitted with designer wash hand basin having cupboard under and tiled splash back, low level WC with concealed cistern, further built in storage cupboards, travertine flooring and radiator.



Sitting Room 6.32m x 3.86m (20'9 x 12'8) enjoying pleasant aspect over looking the rear garden, solid oak flooring, radiator with cover, TV point, fitted pebble effect gas fire, sealed unit double glazed double doors leading to rear garden, open plan to:-



Kitchen/Breakfast Room 7.16m x 4.93m (23'6 x 16'2 narrowing to 11'2) enjoying pleasant aspect overlooking the rear garden having newly fitted units comprising 1 ½ bowl stainless steel sink unit with mixer taps and cupboards under, range of solid oak working surfaces with drawers and cupboard beneath, fitted breakfast bar with lighting above, central island with corner cupboards, fitted shelving and drawers, Bosch induction hob with circular Electrolux extractor hood above, built in Bosch double electric oven with cupboards above and beneath, large integrated fridge, integrated freezer, integrated dishwasher, part tiled walls, three radiators, travertine flooring, inset lighting. There is a vaulted ceiling in the breakfast area and sealed unit double glazed UPVC doors leading to outside.



Utility Room/Wet Room 2.46m x 2.51m (8'1 x 8'3) with single drainer stainless steel sink unit having drawers and cupboards under, floor standing storage cupboard housing gas fired boiler, space and plumbing for washing machine and tumble dryer, tiled shower area, part tiled walls, travertine flooring, part glazed door leading to rear garden.



Dining Room 4.39m x 3.58m (14'5 x 11'9) overlooking the front garden with radiator and glazed door giving second access to walk in cupboard, glazed double door to sitting room.

Study 3.20m x 2.69m (10'6 x 8'10) overlooking the front garden, oak flooring, radiator.

2nd Sitting Room 5.18m x 5.31m (17' x 17'5) with TV point, inset lighting and radiator.

Stairs with wooden baulstrading leading to galleried landing with access to loft space and radiator.

Master Bedroom Suite 5.41m x 3.86m (17'9 x 12'8) enjoying pleasant aspect over looking the rear garden, range of fitted mirror fronted wardrobe cupboards, fitted chest of drawers, two fitted bedside cabinets, radiator, door to:-

En-Suite Shower Room/WC with large shower cubicle, his and hers wash basins with cupboards under, low level WC, tiled walls, tiled flooring, chrome heated towel rail.

Bedroom 2 4.70m x 4.29m (15'5 x 14'1) with built in double wardrobes, TV point, radiator, door to:-

En-Suite Shower Room/WC with shower cubicle, vanity unit with wash basin having mixer taps and cupboards and drawers beneath, low level wc, heated towel rail, tiled walls and tiled flooring.

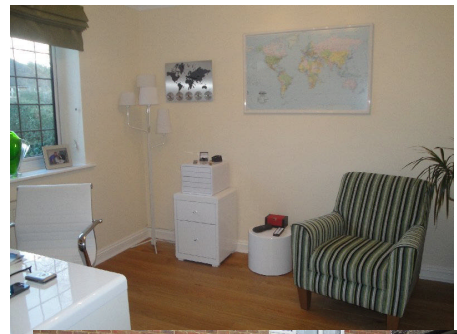
Bedroom 3 3.86m x 3.56m (12'8 x 11'8) with wardrobe recess, radiator.

Bedroom 4 3.56m x 3.43m (11'8 x 11'3) with wardrobe recess and radiator.

Bedroom 5 3.20m x 2.69m (10'6 x 8'10) with radiator.

Family Bathroom/WC 4.39m x 2.51m (14'5 x 8'3) with sunken bath, separate shower cubicle, pedestal wash basin, low level wc, airing cupboard, radiator, tiled walls.


Outside The property enjoys the benefits of gardens both to the front and the rear. The rear garden measures approximately 90ft in depth laid principally to lawn with two decked areas, covered seating area and flower beds, being screened by fencing and conifers. There is also a **Brick Built Outside Store** measuring approximately 18' x 5'. Outside lighting, outside tap. To the front the property is approached by double electric wrought iron gates



leading to block paved driveway with off-road parking for several vehicles leading to a **Large Garage** measuring 22'8 x 17'3 narrowing to 7'7 with power and two up and over doors, one to the front and one to the rear

Directions Proceeding from Little Common Roundabout, at the roundabout turn left into Cooden Sea Road, continue up the hill then left into Kewhurst Avenue, turn right into Popp's Lane where Panache is the first property on the right hand side.

panache

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	