



12 Dudley House, Cooden Drive,
Bexhill-on-Sea, East Sussex TN39
3DD



PROPERTY DESCRIPTION

A bright two bedroom second floor purpose built apartment situated in this very convenient location just a short distance from the town centre whilst the beach, Collington train station and Egerton Park are all within walking distance. The accommodation comprises; communal entrance with stairs rising to the second floor, entrance hall, south facing lounge and balcony both with sea views, fitted kitchen, two double bedrooms and bathroom. To the rear there is a garage en-bloc. The block is also located on the 99 bus route. EPC - E.

FEATURES

- Two Bedroom Second Floor Apartment
- Purpose Built Block
- South Facing Lounge
- Private South Facing Balcony With Sea Views
- Council Tax Band - B
- Sea Views From The Lounge & Bedroom One
- Convenient Location On Cooden Drive Just Off The Seafront
- Short Walk To Egerton Park & Polegrove
- On The 99 Bus Route & Close To Collington Train Station
- Garage Located To The Rear





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front door, stairs rising to the second floor.

Entrance Hall

Accessed via private front door, entry phone handset, wall mounted electric heater, airing cupboard with shelving and water tank, further single storage cupboard.

Lounge/Dining Room

16' 4" x 12' 1" (4.98m x 3.68m) A bright and spacious south facing room with double glazed window to the front with outlook down Brockley Road and towards the sea, double glazed door to the the side leading to the balcony, wall mounted electric heater.

Balcony

A south facing private sun balcony with sea views.

Kitchen

9' 7" x 7' 7" (2.92m x 2.31m) Double glazed window to the rear, a fitted kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, space for cooker with extractor fan over, a range of matching wall and base cupboards with fitted drawers, larder cupboard, space for washing machine and fridge/freezer.

Bedroom One

12' 4" x 11' 6" (3.76m x 3.51m) Double glazed window to the front with sea views, wall mounted electric heater.

Bedroom Two

12' 11" x 7' 11" (3.94m x 2.41m) Double glazed window to the rear, wall mounted electric heater, built-in double cupboard.

Bathroom

Double glazed frosted glass window to the rear, low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower over, wall mounted electric heater.

Garage

Located to the rear of the building, accessed via metal up and over.

NB

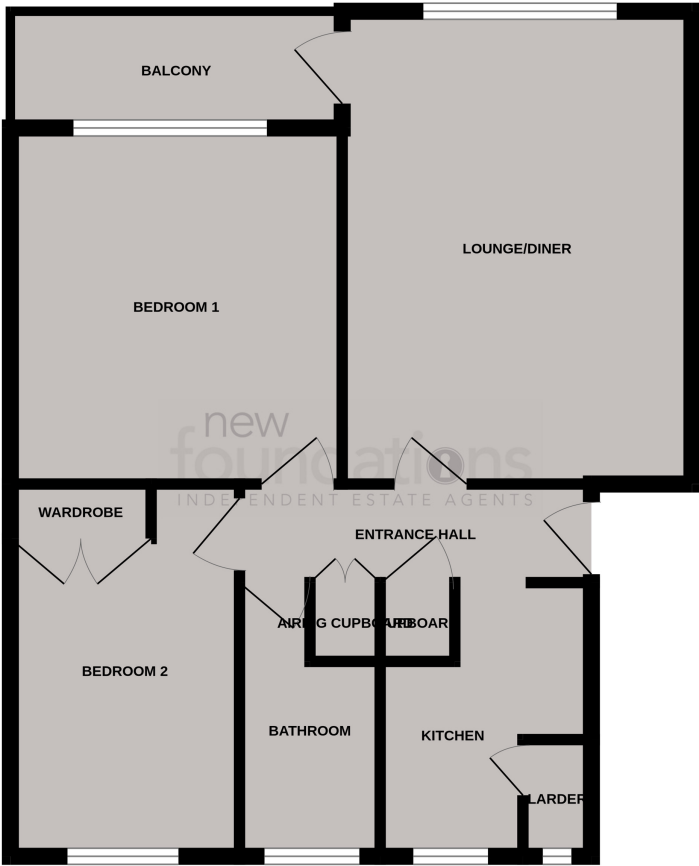
We have been advised of the following;
999 year lease from 1962

For the period 31/03/2024 to 31/05/2025 the total services charges were £963.85 inclusive of ground rent.

The ground rent is £30 per annum.

FLOORPLAN

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	48	75
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	