



Flat 24, 21 Llewelyn Lodge, Cooden
Drive, Bexhill-on-Sea, East Sussex
TN39 3DB



PROPERTY DESCRIPTION

A very well presented two bedroom second floor retirement flat situated in the sought after block known as Llewelyn Lodge which is ideally situated a short walk from Egerton Park, Seafront whilst also being on the 99 bus route and across the road from Collington Station. The accommodation comprises; communal entrance with stairs and lift rising to the second floor, there is also another entrance on the Cooden Drive side of the building, entrance hall, lounge/dining room with door leading to the south facing balcony which has views over the bowls green and towards the sea, fitted kitchen, two bedrooms with the master having an en-suite bathroom/WC and additional shower room/WC. There are various communal facilities and onsite car park. EPC - C

FEATURES

- Very Well Presented Two Bedroom Second Floor Retirement Apartment
- Lounge, Kitchen & Both Bedrooms With Views Across The Polegrove, Bowl's Green & Towards The Sea
- Communal Lounge, Laundry Room, Lift To All Floors & On Site Car Park
- South Facing Balcony Accessed From The Lounge
- Sought After Block Known As Llewelyn Lodge
- Additional Shower Room & WC
- Dual Aspect Master Bedroom With En-Suite Bathroom & WC
- Chain Free
- On The 99 Bus Route
- Short Walk To Collington Train Station





ROOM DESCRIPTIONS

Communal Entrance

Communal front door with entry phone system, passenger lift or stairs, private front door to entrance hall.

Private Entrance Hall

Private front door with security spyhole leading to private entrance hall, night storage heater, built in shelved storage cupboard housing hot water system.

Lounge/Dining Room

22' 9" x 10' 6" (6.93m x 3.20m) A south facing room having double glazed window and door with a southerly aspect leading onto the private sun balcony overlooking the bowling greens and having sea views, night storage heater, television points

Kitchen

8' 5" x 7' 6" (2.57m x 2.29m) A south facing room having sea views and views over the bowling greens. Fitted with single drainer stainless steel sink unit with cupboard under, plumbing for washing machine, built in fridge, range of working surfaces with cupboards and drawers under, built in freezer, four ring electric hob with extractor hood over, wall mounted cupboards to either side, tall storage unit housing electric oven.

Bedroom One

17' 3" plus door recess x 9' 1" (5.26m x 2.77m) A south facing room with dual aspect with southerly views over the English Channel and the bowling greens. night storage heater, mirror fronted wardrobe, built in storage cupboard, door to en-suite bathroom.

En-Suite Bathroom

Fitted panelled bath with independent shower over, low-level WC, wash hand basin with cupboard below, heated towel rail, strip light and wall heater, tiled walls, double glazed frosted window.

Bedroom Two

19' 6" x 9' 3" max (5.94m x 2.82m) Double glazed window with a southerly aspect that looks over the English Channel and bowling greens, wall mounted electric heater.

Shower Room

Further shower room with tiled shower cubicle, chrome fittings, glass screens, wash hand basin with mirror over, low-level WC, frosted double glazed window, heated towel rail, extractor fan and wall mounted heater.

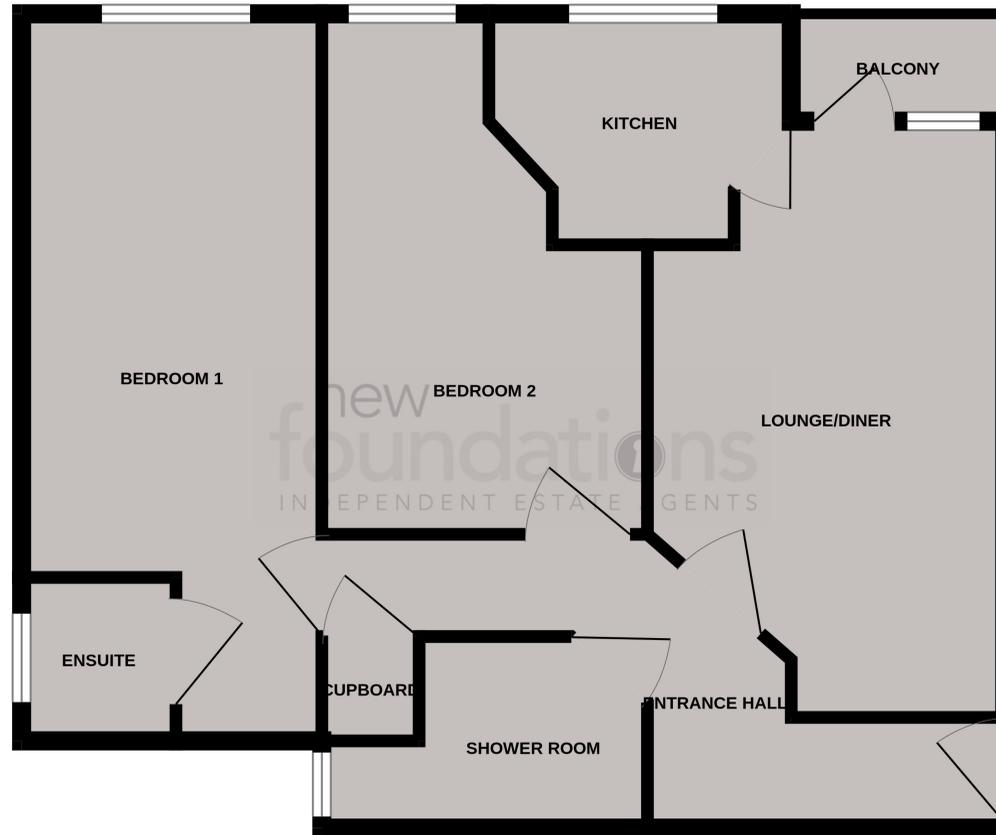
Outside

The property enjoys the benefit of a private sun balcony and the use of the well kept communal gardens.

NB

We have been advised of the following;
£4,087.44 annual service charge
£960.46 annual ground rent
125 year lease from 2005

FLOORPLAN



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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	83	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

