



Flat 31, 21 Llewelyn Lodge, Cooden  
Drive, Bexhill-on-Sea, East Sussex  
TN39 3DB



## PROPERTY DESCRIPTION

A one bedroom second floor retirement flat situated in this sought after block known as 'Llewelyn Lodge' which is ideally located with a bus stop outside the building and Collington Station just across the road whilst the town centre and seafront are only a short distance away. The accommodation comprises; communal entrance hall with residents lounge with stairs and lift rising to the second floor, entrance hall, lounge, fitted kitchen, double bedroom and bathroom. Further benefits include, laundry room, guest suite and well kept communal gardens. EPC - TBC.

## FEATURES

- One Bedroom Retirement Flat
- Second Floor With Lift
- Chain Free
- Vacant Possession
- Communal Laundry Room
- Residents Car Park
- Communal Lounge
- On Bus Route
- Close To Polegrove & Seafront
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal door with entry-phone system, residents lounge with kitchen area, managers office, hallway leading to the guest suites, storage areas and laundry room, lift rising to the second floor.

### Entrance Hall

Accessed via private front door, ceiling coving, dado rail, meter cupboard, large cupboard with water tank and shelving.

### Lounge

19' 3" x 10' 8" (5.87m x 3.25m) Double glazed window overlooking Cooden drive, wall mounted electric heater, television point.

### Kitchen

8' 5" max x 7' 8" max (2.57m max x 2.34m max) Double glazed window overlooking Cooden Drive, a fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit, inset four ring electric hob with extractor fan over, a range of matching wall and base cupboards, built-in; fridge, freezer and eye level electric oven.



### Bedroom

17' 2" max x 9' 5" narrowing to 5' (5.23m x 2.87m) Double glazed window overlooking Cooden Drive, wall mounted electric heater, built-in wardrobe with sliding mirrored doors.

### Bathroom

Matching three piece suite comprising; low level WC, wash hand basin with cupboard under, panelled bath with screen, handrails and shower over, electric heated towel rail.

### Outside

There is a car park which is on a first come first served basis, well kept communal gardens around the building.

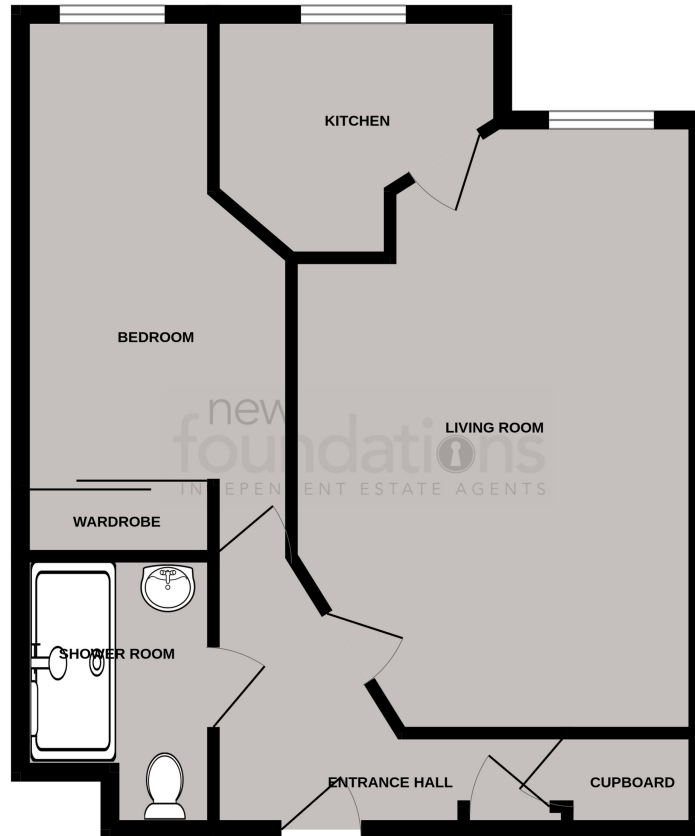
### NB

We have been advised of the following; The service charge for the period of 01/03/24-31/08/24 is £1,336.53 and the ground rent for the same period is £301.30. 104 years remaining on the lease



# FLOORPLAN

## SECOND 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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