







BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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Flat 11 Llewelyn Lodge, Cooden Drive, Bexhill-on-Sea,
East Sussex TN39 3DB
£135,000  1 Bedroom  1 Bathroom  1 Reception



AT A GLANCE...

This well-presented first-floor apartment forms part of a highly regarded modern retirement development for the over 60s, ideally situated just 70 yards from the iconic seafront promenades.

Llewelyn Lodge enjoys a convenient location adjacent to a well-serviced bus stop and nearby train station, and offers a range of excellent communal facilities including residents' lounges, communal parking, and a 24-hour careline system for added peace of mind. The development requires at least one resident to be aged 60 or over, with any second resident aged 55 or over.

The accommodation is accessed via lift to the first floor. An inviting entrance hall leads through to a spacious lounge/diner, featuring a charming fireplace and ample space for both living and dining furniture. The fitted kitchen comprises matching wall and base units and benefits from an integrated eye-level oven and hob. The generously proportioned double bedroom includes fitted wardrobes, while the apartment is further complemented by a modern fitted bathroom suite and a large storage cupboard.

Offered for sale with no onward chain, this delightful apartment represents an excellent opportunity in a sought-after location. Early viewing is highly recommended.



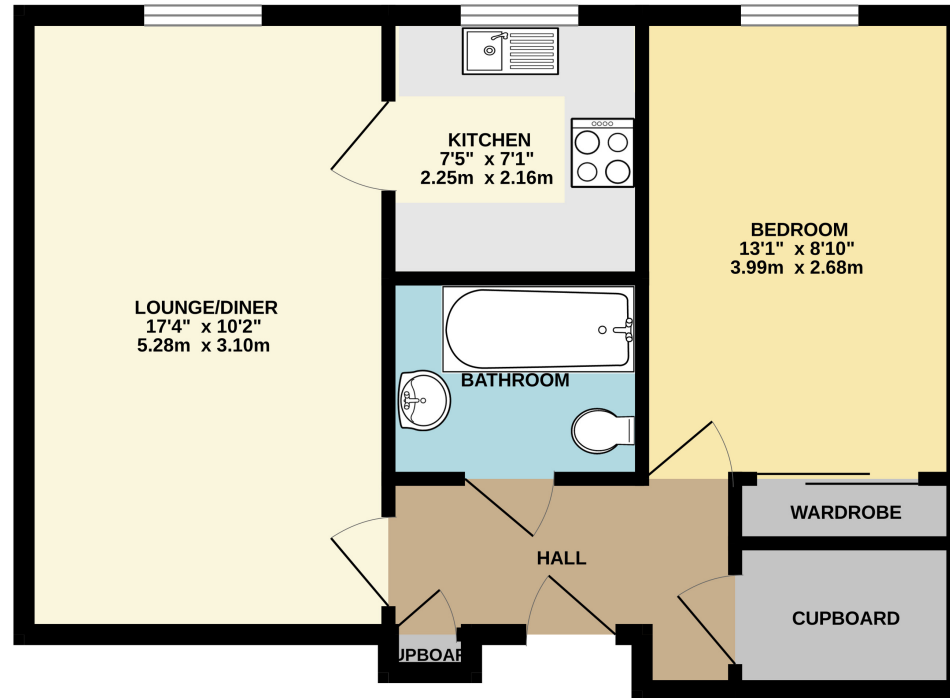
Key Features:

- Modern Retirement Complex for Over 60s
- One Double Bedroom
- Located On The First Floor
- Neutral Decor Throughout
- Adjacent To Well Serviced Transport Links
- Communal Facilities
- No Onward Chain

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FIRST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 sq.m.) approx.

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



About Llewellyn Lodge

There is a Manager on hand throughout the day to support residents and organises a variety of regular events in the Owners' Lounge, from coffee mornings to games afternoons.

A Guest Suite is available for friends and family to stay overnight. Pricing and availability can be arranged through the Lodge Manager.

Llewellyn Lodge had been designed with safety and security as a top priority. Each apartment is fitted with an emergency Careline system, monitored by the onsite Manager during the day and by the Careline team 24 hours a day, 365 days a year. Further peace of mind is provided by a Careline-integrated intruder alarm, secure video entry system, and advanced fire and smoke detection systems throughout both the apartments and communal areas.

Lease & Maintenance Information

Tenure - Leasehold

Lease term - 12 years from March 2004

Service charge -

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