



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

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Flat 11 Llewelyn Lodge, Cooden Drive, Bexhill-on-Sea  
**£135,000** TN39 3DB  
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.



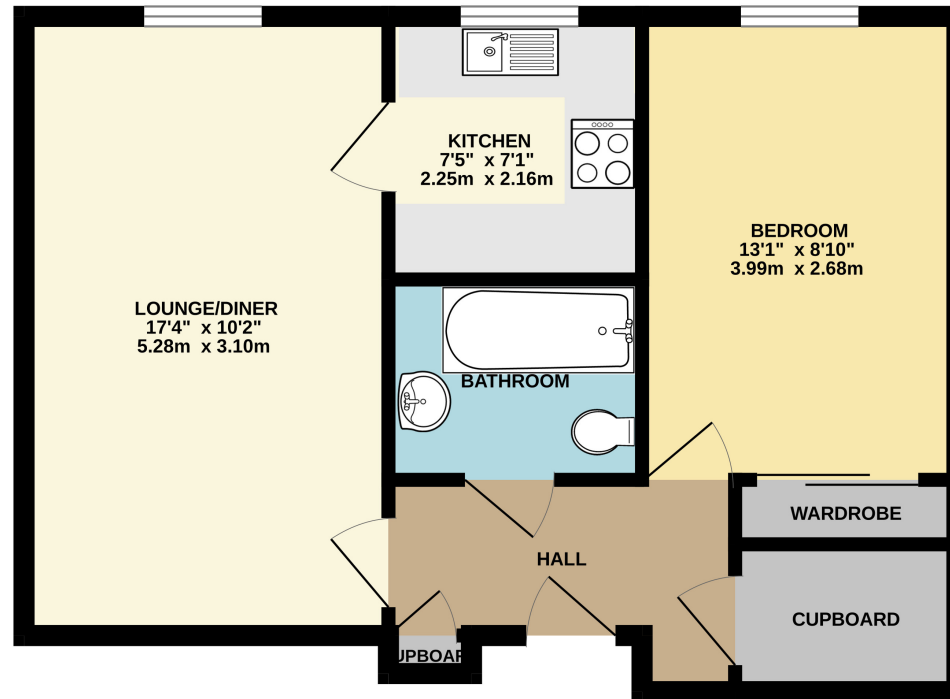
### Key Features:

- 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	84	87
A		
(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		

### About Llewellyn Lodge

There is a Manager is 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.

Llewelyn 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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