



Flat 28 Cooden Drive, Bexhill-on-Sea, East Sussex, TN39 3AA

Immaculate & Exclusive Apartment With Stunning Views To Sea £335,000 - Leasehold Share of Freehold







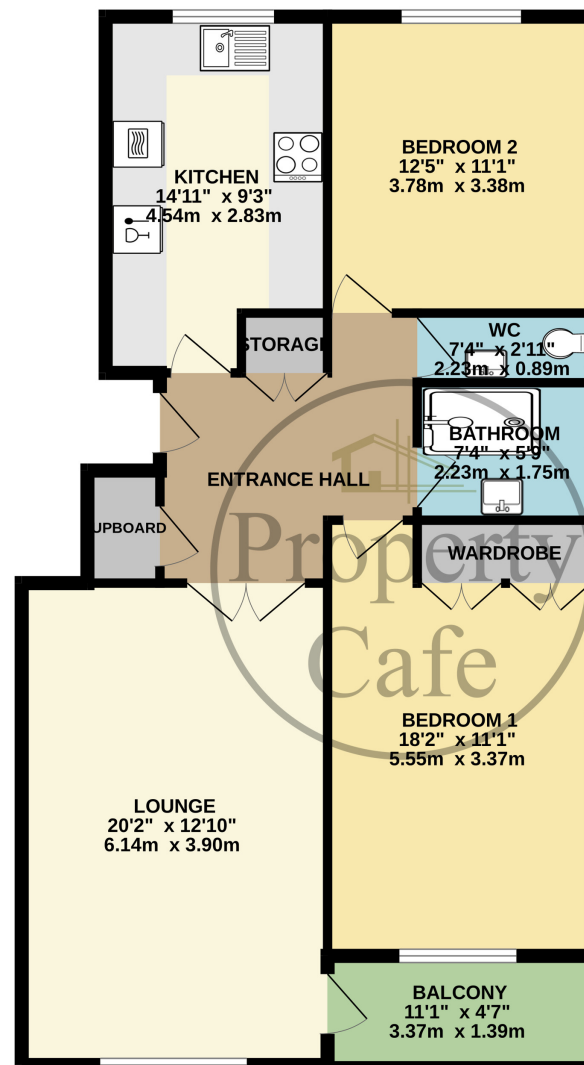
Property Café are delighted to present to the market this immaculate two bedroom, seafront, purpose built apartment for sale in an incredibly sought after position of Cooden just a matter of steps from the beach & Cooden Beach Hotel & Restaurant. Accommodation & benefits include; A secure communal entrance with entry phone system and lift access to all floors; Inner flat hallway generous in size offering two large storage cupboards; Spacious lounge/diner with a southerly aspect and access onto a south facing balcony boasting sea views; Modern Fitted kitchen with ample cupboard & worktop space in addition to integrated appliances including double oven, induction hob and dishwasher; Two well proportioned double bedrooms, the master offering sea views and fitted wardrobes; Modern fitted shower room comprising of a double walk-in shower cubicle, wash basin & heated towel rail; Separate WC. Externally the apartment benefits from a fantastic seaside position, single garage en-bloc and communal off-road parking to the rear of the building. The property is offered for sale in immaculate condition throughout having being comprehensively refurbished to a high spec by the current owners, share of freehold and with ample storage throughout. We recommend you view at your earliest convenience.

Share of Freehold \* Remaining lease length - 942 years \* Service charge - £2000 Per annum \* Ground rent - N/A





2ND FLOOR FLAT  
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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**Bedrooms:** 2  
**Receptions:** 1  
**Council Tax:** Band D  
**Council Tax:** Rate 2552.34  
**Parking Types:** Communal. Garage.  
**Heating Sources:** Double Glazing. Gas Central.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (67)  
**Annual Service Charge:** 2000  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTP.  
**Accessibility Types:** Lift access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Cooden area of Bexhill; Walking distance to Cooden train station, golf course, Cooden Beach Hotel and Little Common village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, pharmacy & post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom 2nd Floor Seafront Flat For Sale
  - Modern Fitted Kitchen With Integrated Appliances
  - Modern Fitted Shower Room & Separate WC
    - South Facing Balcony & Sea Views
    - Garage En-Bloc & Off-Road Parking
    - Immaculately Presented Throughout
- Share Of Freehold
- Ample Storage Throughout
- Secure Communal Entrance & Lift Access
  - Sought After Cooden Position
  - Viewing Highly Recommended