



20 Ismay Lodge, Heighton Close,  
Bexhill-on-Sea, East Sussex TN39 3UT





## PROPERTY DESCRIPTION

A very well presented two bedroom first floor apartment situated in this sought after block known as 'Ismay Lodge' within Cooden and just a short distance from Little Common Village with its array of amenities and Cooden Beach Train Station. The accommodation comprises; communal entrance with stairs rising to the first floor, entrance hall with storage cupboards, spacious dual aspect lounge with sliding doors leading to a westerly aspect balcony, modern fitted kitchen & bathroom, separate WC and two double bedrooms. Outside there is a garage en-bloc and well kept communal gardens. EPC - C.

## FEATURES

- Two Bedroom Purpose Built Apartment
- First Floor
- Sought After Cooden Location
- Immaculate Presentation Throughout
- Garage
- West Facing Balcony
- Share Of Freehold
- Dual Aspect Lounge With Access To The Balcony
- Sea Views
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal door, entry-phone system, stairs rising to the first floor.

### Entrance Hall

Accessed via private front door, ceiling coving, dado rail, two storage cupboards, radiator.

### Lounge/Dining Room

23' 5" x 11' 8" (7.14m x 3.56m) A dual aspect room having double glazed windows to the side with sliding double glazed doors to the front leading to the balcony, radiators, ceiling coving.

### Balcony

Benefitting from being of a westly aspect.

### Kitchen

11' 10" x 8' 0" (3.61m x 2.44m) Double glazed window to the side, a modern fitted kitchen comprising; a range of working surfaces with inset single sink and drainer unit with mixer tap, inset electric hob with extractor hood over, a range of matching wall and base cupboards with fitted drawers, built-in eye level double oven, space and plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted gas fired boiler.

### Bedroom One

10' 11" x 10' 9" (3.33m x 3.28m) Double glazed window to the side with far reaching views to the sea, radiator.

### Bedroom Two

10' 9" x 8' 11" (3.28m x 2.72m) Double glazed window to the side with far reaching views to the sea, radiator, fitted wardrobes and overhead storage cupboards.

### Bathroom

A modern fitted suite comprising; panelled bath with mixer tap and shower over, vanity wash hand basin with mixer tap and storage below, tiled walls, heated towel rail, extractor fan.

### Separate WC

Low level WC, dado rail, vanity wash hand basin with mixer tap and storage below, tiled splash-back.

### Garage

Located to the rear of the building and accessed via metal up and over door.

### Communal Gardens

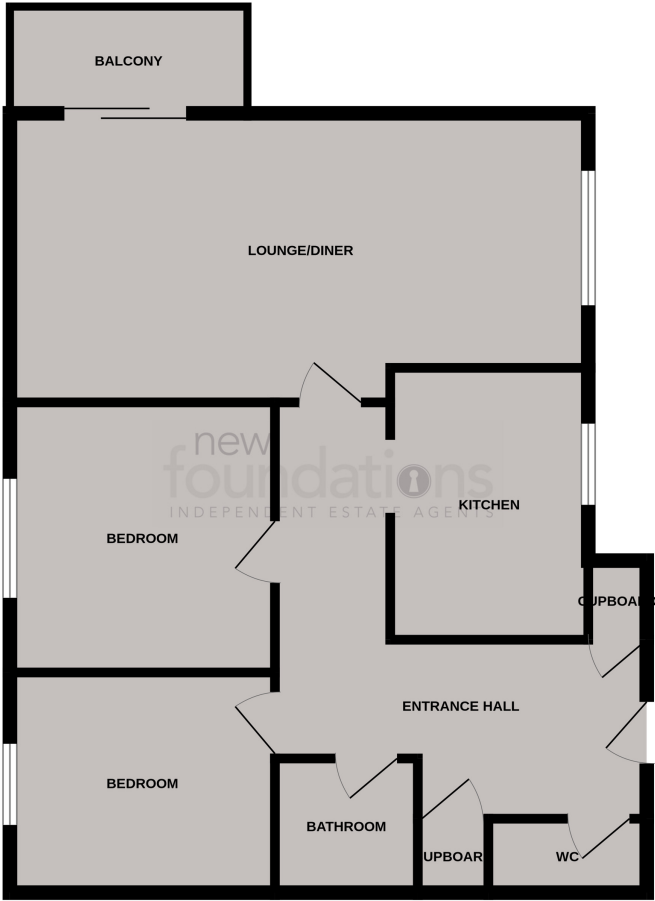
There are well kept communal gardens all around the building.

### NB

we have been advised of the following;  
Share of freehold  
114 years remaining on the lease  
Service charge - £2568.90



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.  
Made with Metroplan ©2025

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(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	

