



Flat 3 Cranleigh Court 19a Cooden  
Drive, Bexhill-on-Sea, East Sussex  
TN39 3DB



## PROPERTY DESCRIPTION

CHAIN FREE. A spacious and very well located two bedroom first floor apartment built by popular local builders 'Larkin'. The property is ideally situated for public transport links. Stops for the 99 Bus Route serving Eastbourne, Bexhill Town Centre and Hastings are close by and there is only a five minute walk across the road to Collington train station (with frequent train services to London, Brighton, Eastbourne and Hastings). Egerton Park, The Polegrove, Bexhill seafront and the Town Centre are all within easy walking distance too. The accommodation comprises; well decorated communal entrance hall, private entrance hall, extremely bright and spacious south facing lounge overlooking the Polegrove and with sea views, modern kitchen, two good size bedrooms, shower room and separate WC. Outside there are well kept communal gardens. To be sold with a SHARE OF THE FREEHOLD. Please note, for anyone that may be looking for multiple flats in the same building we have another flat available. EPC - D.

## FEATURES

- A Spacious Two Double Bedroom First Floor Flat
- Built By Popular Local Builders 'Larkin'
- Good Size South Facing Lounge With Views Over The Polegrove And Towards The Sea
- Modern Kitchen
- Across The Road From Collington Train Station & On Main Bus Route
- Short Walk To The Seafront & Egerton Park
- Another Flat Also Available In The Building!
- Chain Free
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Communal Entrance

Accessed via communal door with entry phone system, stairs rising to the first floor, the communal areas are very well looked after both presentation wise and decoration.

### Entrance Hall

Accessed via private front door, entry-phone handset, radiator, airing cupboard housing hot water cylinder.

### Lounge

18' 4" x 12' 7" (5.59m x 3.84m) A spacious and extremely bright south facing room with glorious views across the Polegrove Recreational Ground and towards the sea, ceiling coving, radiators, feature fireplace.

### Kitchen

10' 7" x 8' 10" (3.23m x 2.69m) Double glazed window with views across the bowls green and towards the sea, a fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring electric hob with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, space for tall fridge/freezer, dishwasher and washing machine, wall mounted gas fired boiler, radiator, space for breakfast table.

### Double Bedroom One

11' 6" x 11' 6" (3.51m x 3.51m) A dual aspect room with double glazed windows to the front and side, ceiling coving, radiator, a range of built-in wardrobes, further cupboard with sliding door.

### Double Bedroom Two

11' 6" x 9' 3" (3.51m x 2.82m) Double glazed window to the side with views across the Polegrove, radiator.

### Shower Room

Double glazed frosted glass window to the front, large shower cubicle with sliding door and electric shower over, pedestal wash basin, part tiled walls, heated towel rail.

### Separate WC

Double glazed frosted glass window to the front, low level WC, radiator, wood panelling to walls.

### Outside

To the front and rear there are extremely well kept communal gardens.

### NB

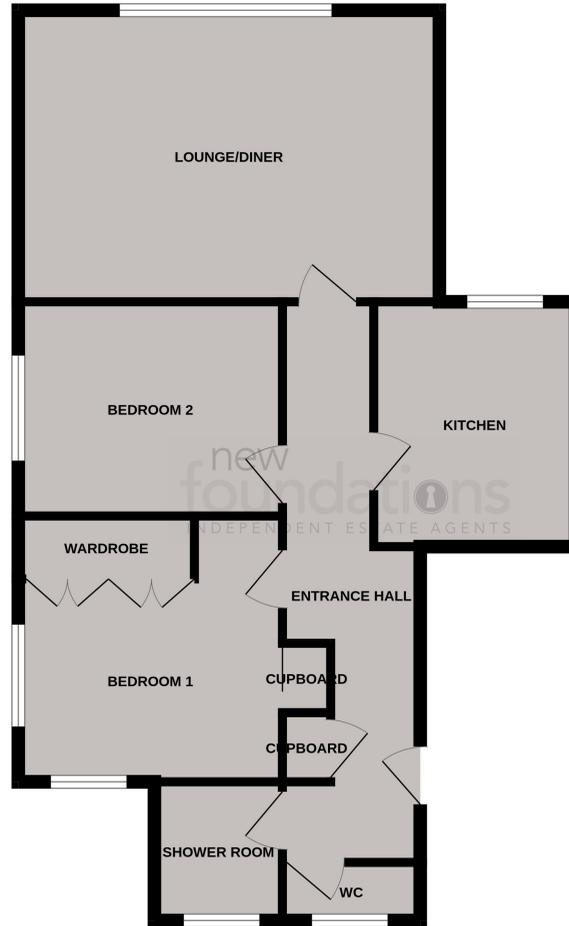
We have been advised of the following;

25% share of freehold

An estimated budget has been drawn up for the Maintenance Fund for 2025/26 based on spending for 2024/25 plus an uplift for inflation. This works out at £950 per Flat payable as follows: £350 in April, £200 in October and £400 in December for Buildings Insurance. The Maintenance Fund covers grass cutting and gardening, cleaning windows and gutters and electricity for lighting the communal areas as well as the annual Buildings Insurance premium. Any other significant communal repair or maintenance items are agreed between the flat owners and paid for separately.

# FLOORPLAN

## GROUND 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>73</b>
(55-68)	<b>D</b>	<b>59</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

