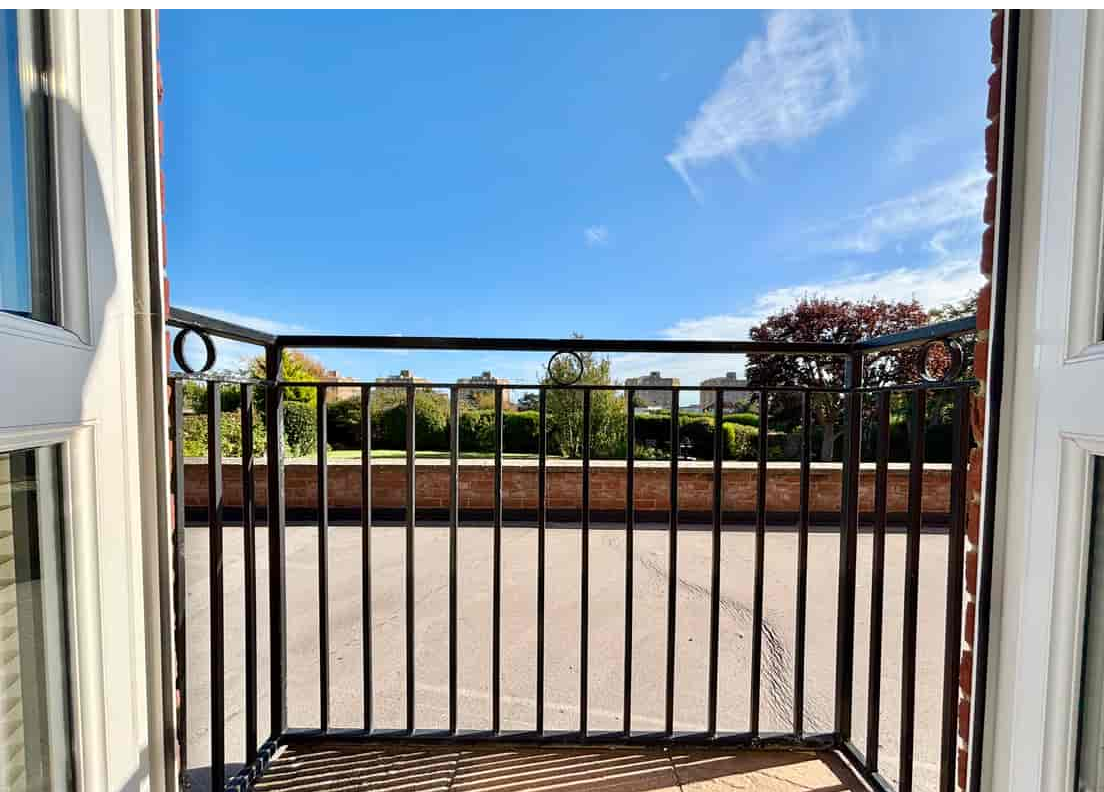




17-19 Cooden Drive, Bexhill-on-Sea, East Sussex, TN39 3DL

Immaculately Presented One Bedroom Apartment With Pleasant Sought Facing & Sea Views £195,000

- Leasehold



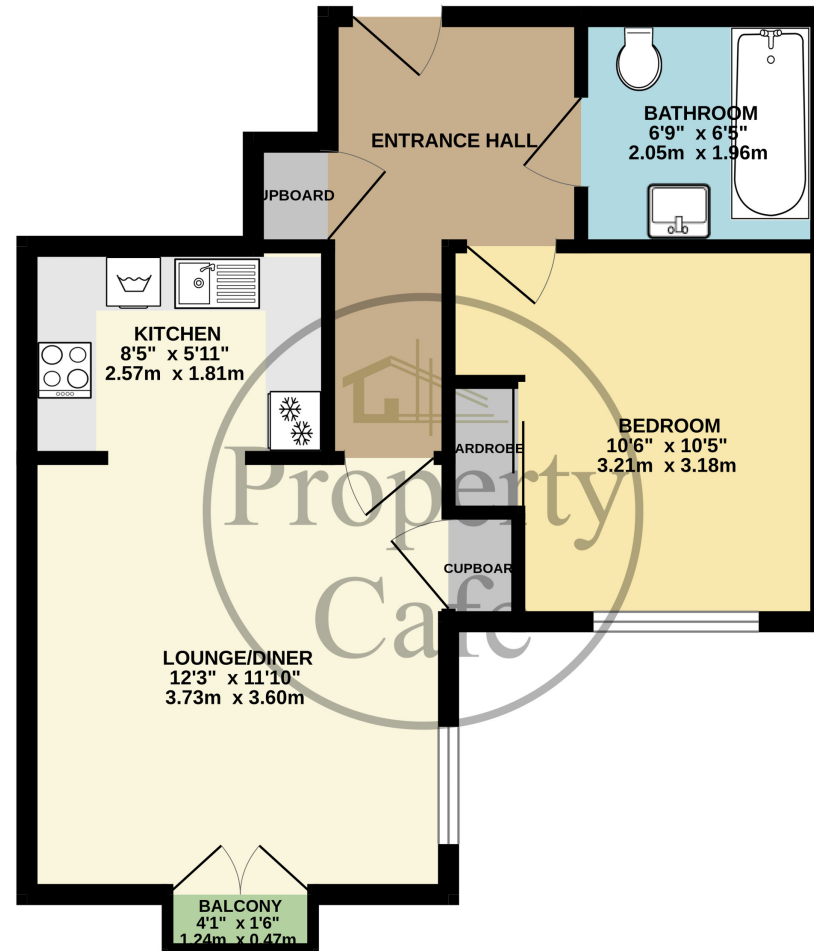


Property Cafe are delighted to present to the market this immaculately presented, one bedroom hall floor flat, boasting a south facing balcony with pleasant views, gated parking and a communal garden, all situated within a sought after position west of the town centre whilst being walking distance to excellent local amenities, travel links and seafront. Accommodation and benefits include; A secure communal entrance hall with entry phone system and lift access to all floors including an underground car park; Inner flat hallway, generous in size and offering a large storage cupboard; Spacious lounge with a southerly aspect and south facing balcony; Fitted kitchen including integrated appliances including, fridge/freezer, oven, hob and washing machine; Double bedroom with fitted wardrobes; Modern fitted bathroom comprising of a bath with overhead shower attachment, wash basin & WC. Externally this property boasts a south facing balcony with stunning views over the communal gardens and with a sea glimpse; Allocated off-road parking via a secure gated underground car park; Manicured communal garden including a water feature. This apartment is offered for sale in excellent decorative order throughout, gas central heated, double glazed and with no onward chain. We recommend you view at your earliest convenience.

Remaining lease length - 105 years * Service charge - £1837.72 Per annum * Ground rent - £200 Per annum.



HALL FLOOR FLAT
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (39.0 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: 1
Receptions: 1
Council Tax: Band C
Council Tax: Rate 2269.73
Parking Types: Allocated. Gated.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
Annual Service Charge: 1837
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lateral living. Level access. Wide doorways.



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. 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 that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





The property is situated within easy walking distance of Bexhill Town Centre which offers an excellent range of independent shops and amenities serving the local residents. Within the Town Centre you will find all the shops general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years but of course there are also some excellent main shopping facilities. You will find an excellent Doctors surgery, dentist, local pubs and restaurants, pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and both Collington & Bexhill Mainline stations are also close by providing excellent direct services routes to Gatwick, Ashford International & Central London.

- One Bedroom Hall Floor Apartment For Sale
- South Facing Balcony With Pleasant Views & Sea Glimpse
 - Manicured Communal Rear Garden
- Secure Gated Underground Allocated Parking
 - Exclusive Purpose Built Development

- Spacious Southerly Aspect Lounge
- Fitted Kitchen With Integrated Appliances
- Generous Bedroom With Fitted Wardrobes
 - Modern Fitted Bathroom
 - Sold With No Onward Chain.