



 Property Cafe



Hey-tor 1 Cooden Drive, Bexhill On Sea, East Sussex, TN39 3DB

Spacious Character Garden Flat Located In Sought After Location Sold With No Chain £369,950

- Leasehold

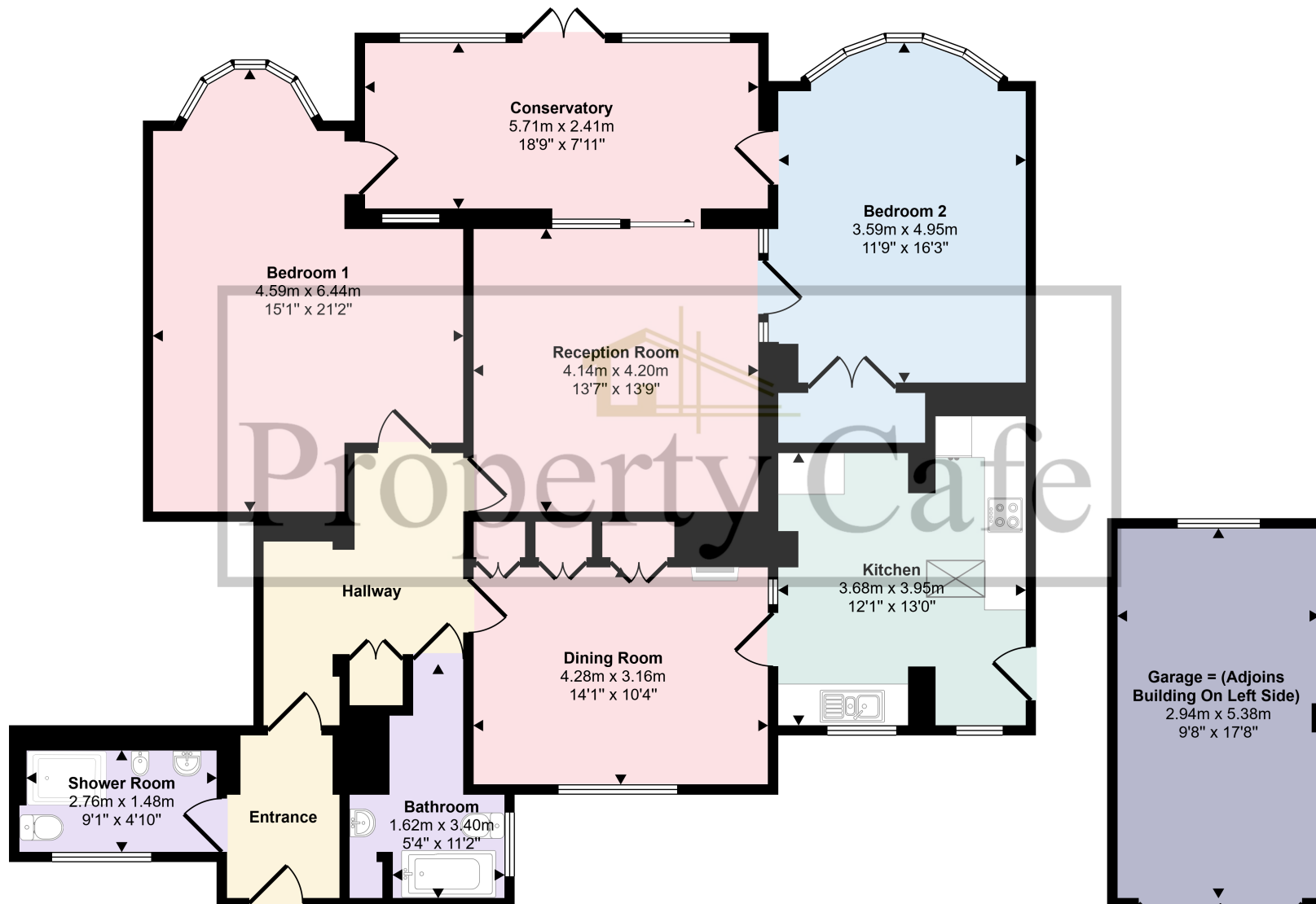




A Spacious & Characterful Two Bedroom Ground Floor Garden Apartment Prime Central Location Offered For Sale With No Onward Chain: This impressive and character-filled ground floor apartment enjoys its own private entrance and is set within a sought-after and convenient central location, just moments from the seafront, town centre and mainline station. The property boasts a welcoming and impressive entrance hall featuring oak panelling, immediately setting the tone for the period charm found throughout. Accommodation includes two generous double bedrooms, a spacious lounge leading to a conservatory, and a separate dining room and kitchen, ideal for both everyday living and entertaining. Further benefits include a shower room and a separate bathroom, adding flexibility and convenience. Externally, the apartment truly excels with a substantial south-facing rear garden, perfect for enjoying the sun, along with a single garage, ample off-road parking, and an attractive in-and-out carriage-style driveway. Additional highlights include a long lease with a share of the freehold, plenty of character and period features throughout, and a rare sense of space both inside and out. Viewing is highly recommended to fully appreciate the size, charm, and exceptional location of this unique garden apartment.



Approx Gross Internal Area
151 sq m / 1628 sq ft



Floorplan
Approx 135 sq m / 1458 sq ft

Garage
Approx 16 sq m / 170 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Bedrooms: 2
Receptions: 2
Council Tax: Band D
Parking Types: Driveway.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (69)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Level access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	69	77
(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	

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 daily, 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, various dentist, excellent local pubs and restaurants, a main pharmacy & main post office. There is a 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.





Tenure: Leasehold / Share Freehold : Lease Approx 937 Years Remaining (Service Charge / Maintenance : Details To Follow) 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.

- Spacious Ground Floor Apartment
- Two Good Size Double Bedrooms
- Impressive Entrance With Oak Panelling
- Spacious Lounge With Conservatory
 - Separate Dining Room & Kitchen
- Shower Room & Separate Bathroom
- Substantial South Facing Rear Garden
 - Single Garage & Ample Parking
 - Lots Of Character & Period Charm
- In & Out Carriage Style Drive
- Long Lease & Freehold Share
- Offered For Sale With No Chain!
- Own Private Entrance Door & Hall
- A Spacious Character Two Bedroom Garden Flat
 - Sought After & Convenient Central Location
 - Close To The Seafront, Town Centre & Station
 - Viewing Highly Recommended