



Flat 5 Osbern Close , Cooden, Bexhill-on-Sea, East Sussex, TN39 4TL
Spacious One Bedroom Ground Floor Retirement Flat £165,000 - Leasehold





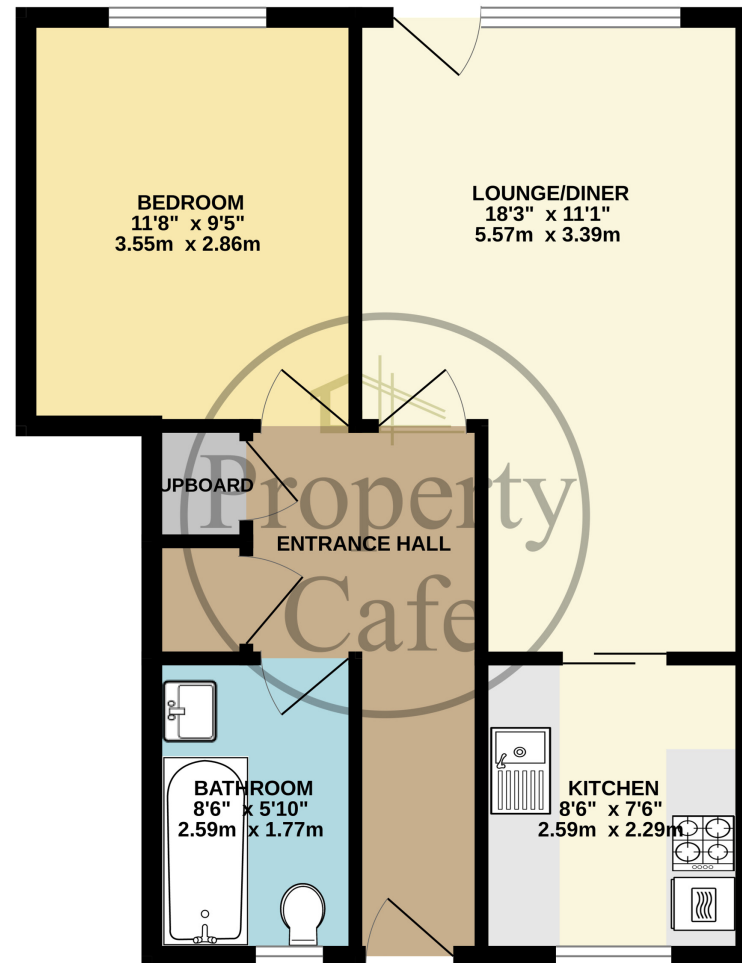
Property Cafe are delighted to present to the market this unique ground floor, one bedroom, retirement flat (over 55's only) for sale with own entrance and private patio area. Accommodation and benefits include; It's own private entrance leading to a inner hallway offering ample storage cupboards; Spacious lounge/diner overlooking the patio & gardens; Fitted kitchen offering plenty of cupboard & worktop space in addition to an integrated oven & hob as well as space for freestanding white goods; Well proportioned double bedroom; Modern fitted bathroom comprising of bath & overhead shower, wash basin & WC. Externally this apartment boasts a private south facing patio area looking onto a manicured communal garden. The property is offered for sale in good condition throughout, electric heating, double glazed and is to be sold with no onward chain. We recommend you view at your earliest convenience.

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, a main pharmacy & main 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.

Remaining Lease Length - 60 Years Approx * Service Charge - £163.93 Per Month * Ground Rent - TBC



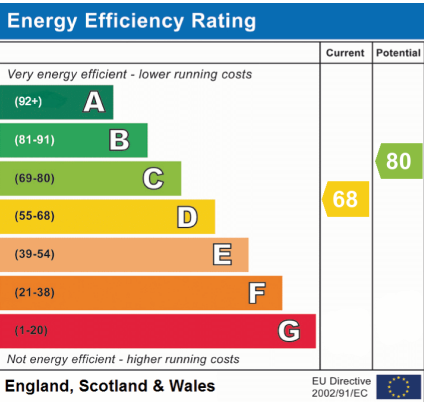
GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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 B
Council Tax: Rate 1985.16
Parking Types: None.
Heating Sources: Electric.
Electricity Supply: Mains Supply.
EPC Rating: D (68)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: None.
Accessibility Types: None.



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.





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- One Bedroom Ground Floor Retirement Flat For Sale
 - Own Private Front Door
- Private Patio Area & Manicured Communal Gardens
 - Spacious Lounge/Diner
 - Fitted Kitchen
- Well Proportioned Double Bedroom
 - Modern Fitted Bathroom
 - Sought After Location
 - Sold With No Onward Chain
 - Viewing Highly Recommended