



ISMAY LODGE

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



PROPERTY DESCRIPTION

A well presented and bright two bedroom second floor apartment situated in this sought after block known as Ismay Lodge which is in the Cooden area of Bexhill and just half a mile from Little Common Village with its array of amenities. Cooden Beach Golf Club and train station are also approximately a mile away. The accommodation comprises; communal entrance hall with stairs rising to the second floor, private entrance hall, spacious lounge/dining room with sliding doors leading to the balcony with sea views, fitted kitchen, two double bedrooms, bathroom and separate WC. Outside there are well kept communal gardens and a garage. EPC - C.

FEATURES

- Two Bedroom Second Floor Apartment
- Sought After Cooden Location
- Spacious Lounge/Dining Room
- Share Of Freehold
- Sea Views From All Rooms
- Garage
- Balcony With Sea Views
- Well Kept Communal Gardens
- Bathroom & Separate WC
- Council Tax Band - C





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front door, stairs rising to the second floor.

Entrance Hall

Accessed via private door, large storage cupboard, radiators, further cupboard with shelving.

Lounge/Dining Room

21' 10" x 11' 10" (6.65m x 3.61m) A bright and spacious room with double glazed sliding doors leading to the balcony with sea views, ceiling coving, radiator.

Kitchen

11' 6" x 8' 1" (3.51m x 2.46m) Double glazed window to the rear with sea views, a fitted kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, space for cooker, space for washing machine, tumble and tall fridge/freezer, a range of matching wall and base cupboards with fitted drawers, wall mounted gas fired boiler.

Bedroom One

11' 6" x 10' 3" (3.51m x 3.12m) Double glazed window to the rear with sea views, ceiling coving, radiator, built-in wardrobes.

Bedroom Two

10' 4" x 9' 7" (3.15m x 2.92m) Double glazed window to the rear, ceiling coving, radiator.

Bathroom

6' 0" x 5' 6" (1.83m x 1.68m) Panelled bath with mixer tap and shower over, pedestal wash hand basin, tiled walls.

WC

Low level WC, wall mounted wash hand basin, tiled walls.

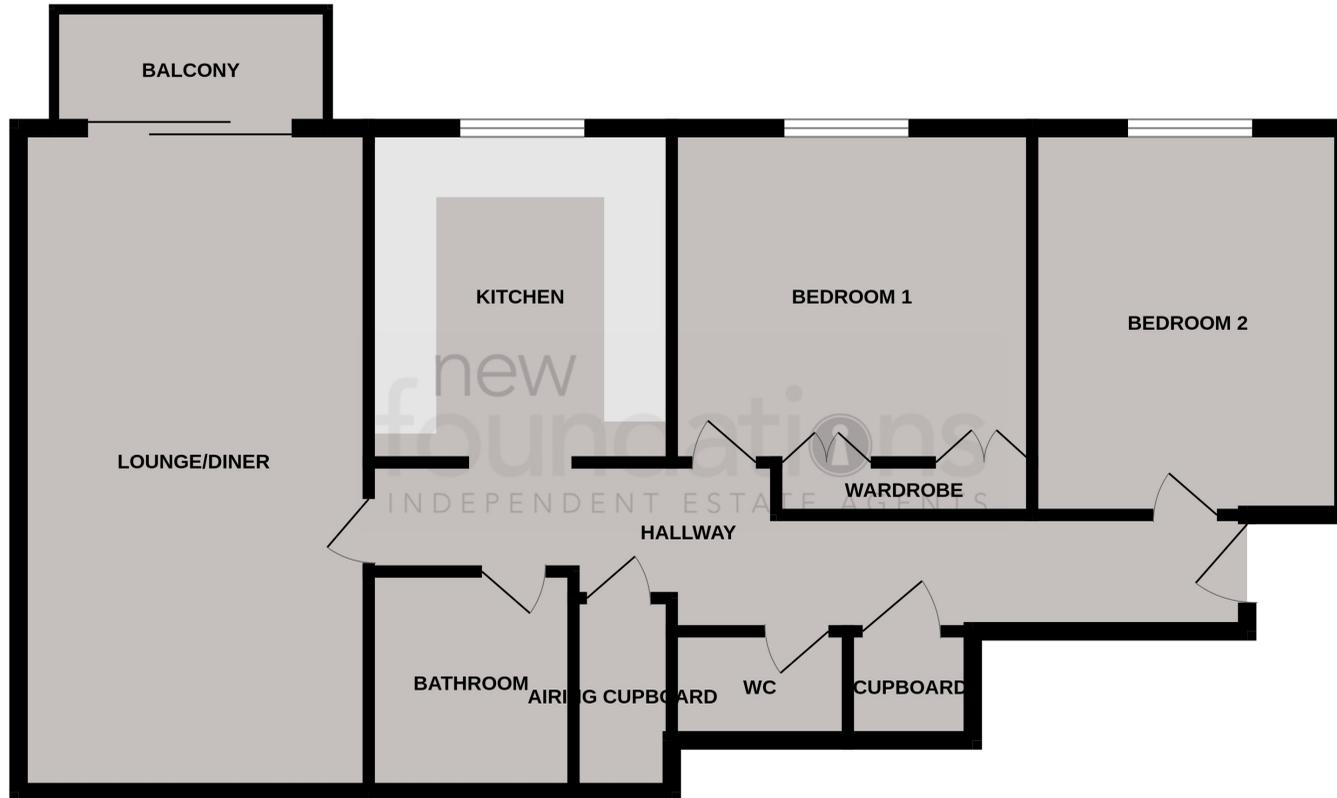
Garage

Located behind and access via up and over door.

NB

We have been advised of the following;
999 year lease from 1976
Share of Freehold
Service Charge 25th March 2026 - 24th March 2027 - £2617.65

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.
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

