

£195,000 Leasehold Share of Freehold



**Flat 4 Cranleigh Court 19a Cooden
Drive, Bexhill-on-Sea, East Sussex
TN39 3DB**



PROPERTY DESCRIPTION

CHAIN FREE. A 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, bright south facing lounge overlooking the Polegrove Bowling Green, fitted kitchen, two good size bedrooms and family bathroom. Outside there are well kept communal gardens. To be sold with a SHARE OF THE FREEHOLD. EPC - E.

FEATURES

- Two Double Bedroom First Floor Purpose Built Flat
- Built By Popular Local Builders 'Larkin'
- South Facing Lounge With Views Over The Polegrove Bowls Green
- Share Of Freehold
- Communal Gardens
- Across The Road From Collington Train Station & On Main Bus Route
- Short Walk To The Seafront & Egerton Park
- 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, wall mounted electric storage heater, storage cupboard.

Lounge

15' 2" x 13' 6" (4.62m x 4.11m) A bright south facing room with double glazed window overlooking the Polegrove and with sea views, ceiling coving, feature fireplace, wall mounted electric storage heater.

Kitchen

9' 5" x 7' 7" (2.87m x 2.31m) Double glazed window to the side, ceiling coving, a fitted kitchen comprising; a range of working surfaces with inset sink and double drainer unit with mixer tap, a range of matching wall and base cupboards with fitted drawers, space for fridge/freezer, cooker and washing machine.

Double Bedroom One

13' 2" x 11' 6" (4.01m x 3.51m) Double glazed window to the front, ceiling coving, a range of built-in cupboards, wall mounted electric storage heater.

Double Bedroom Two

11' 6" x 9' 7" (3.51m x 2.92m) Double glazed window to the side, ceiling coving

Bathroom

Double glazed frosted glass windows to the front and side, matching suite comprising; panelled bath with mixer tap, pedestal wash hand basin, low level WC, wall mounted electric storage heater, part tiled walls.

Outside

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

NB

We have been advised of the following;

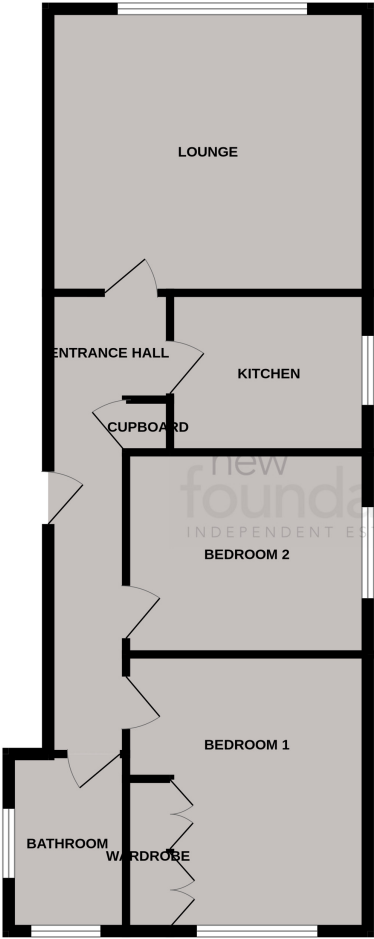
The owner of each of the four flats, that comprise Cranleigh Court, owns an equal share of the Freehold.

As a consequence, over the years. all residents have participated, directly, in discussing, agreeing and implementing all management decisions; therefore, they each have their say in the control of shared expenditure.

As a guide, in the last two financial years, these costs have averaged £863, per annum, for each flat. They cover such things as building insurance, communal electricity, general gardening, window cleaning and the like

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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