






BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

30 Westbourne Court, Cooden Drive, Bexhill-on-Sea,
East Sussex TN39 3AA
£280,000  2 Bedroom  1 Bathroom  1 Reception



AT A GLANCE...

This impressive third-floor apartment enjoys breathtaking, far-reaching sea views across to Beachy Head and benefits from a south-facing balcony, a share of the freehold, no onward chain and a garage en-bloc. Situated in the highly sought-after Cooden Beach area of West Bexhill, the property is ideally located within walking distance of well-served transport links, the Cooden Beach Hotel, which offers a popular restaurant and leisure facilities and Cooden Beach Golf Club.

The building features a well-maintained communal entrance with lift and stair access to the third floor. The welcoming entrance hall leads through to a generously proportioned lounge/dining room, which enjoys the exceptional sea views and provides direct access to the south-facing balcony. The fitted kitchen comprises a range of matching wall and base units and includes an integrated fridge and freezer, ceramic Neff hob, double oven, wine rack and space for additional appliances.

The apartment offers two well-sized double bedrooms, both benefitting from fitted wardrobes. The master bedroom further enjoys a dual-aspect outlook and takes full advantage of the impressive views. Additional features include a modern fitted shower room with a separate WC, ample built-in storage cupboards, gas central heating and double glazing throughout.

Externally, the property is complemented by a garage en-bloc with electric up-and-over door, power and lighting. To fully appreciate everything this truly impressive coastal apartment has to offer, early viewing is highly recommended.

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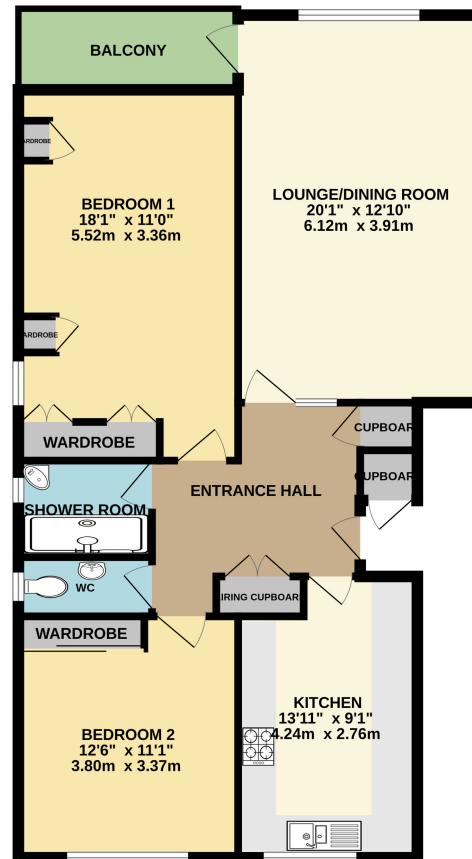
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Key Features:

- Purpose Built Apartment
- Share Of Freehold
- Two Double Bedrooms
- No Onward Chain
- Stunning Views
- Garage En-Bloc
- South-Facing Balcony
- Sought After Cooden Beach Location

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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Location

The apartment is located adjacent to Cooden Beach. Coode Beach Golf Club and Cooden Beach train station is within very close proximity offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Little Common Village is just 0.7 miles away with a range of independently owned shops, Doctors surgery, Dentist and Tesco Express. Bexhill Town Centre is just 1.8 miles away.

Lease & Maintenance Information

Tenure - share of freehold
Service Charge - for the period of 25th March 2025 - 24th March 2026 were £1,992.80 with an additional insurance share cost of £238.71
Ground Rent: N/A
999 Year Lease from December 1998.

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