



**BEXHILL ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£240,000 Cooden Drive, Bexhill-on-Sea TN39 3DH
🛏️ 3 Bedroom 🛁 1 Bathroom 🚪 1 Reception



AT A GLANCE...

We are delighted to offer for sale this modern purpose built apartment. Situated on the second floor of this well-regarded block just under 900 yards to the town centre and 630 yards to the seafront promenade, the apartment offers accommodation to include a well-kept entrance hall with stairs to the second floor. The inner entrance hall is spacious with an array of storage cupboards and access to all rooms. The lounge has a front aspect with views across the bowling green and out to sea, together with double sliding doors out to the south-facing balcony. The modern fitted kitchen has a range of matching wall units, base units and laminate work surfaces. The kitchen benefits from an integrated dishwasher and space for further appliances. In addition, there is a modern fitted shower room and three double bedrooms. Bedroom one has fitted wardrobes and bedroom two is currently used as a dining room. Furthermore, there is a useful utility cupboard and an additional cloakroom. The apartment is gas centrally heated via a combi-boiler, full double glazed and there is a garage en-bloc with power.



Key Features:

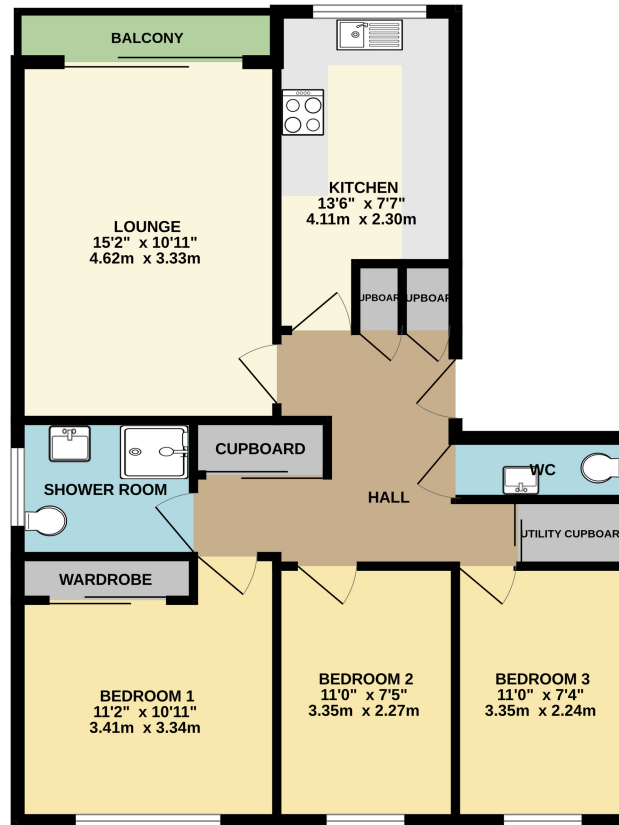
- Share Of Freehold
- Modern Kitchen & Shower Room
- Purpose Built Second Floor Apartment
- South Facing Balcony
- No Lift
- Three Double Bedrooms
- Distant Sea Views
- Garage En-Bloc
- Double Glazing & Gas Central Heating

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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.
Made with Metropix 5/2024

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

The property is situated in a well-regarded purpose-built block, West of the town centre. A very short walk to the beach at South Cliff, 0.4 miles to Bexhill Town Centre, and adjacent to Collington Station offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Bus routes and well-regarded Primary & Secondary Schools with 'Outstanding' OFSTED reports can be found within close proximity. Within a short walking distance you will find Egerton Park with a green flag award, offering tennis & bowling facilities, a large play structure, an outdoor gym & a cafe. Adjacent to Egerton Park is the Polegrove recreation ground with regular activities including Adult & Child football & cricket clubs and a sports bar. Within a very short walk, you will find local amenities in Collington including a Doctor's surgery, Pharmacy & Tesco Express.

Lease & Maintenance Information

We have been advised of the following information...

- Tenure - Share of freehold
- Remaining lease term - 999 years from 13/03/1978
- Ground Rent - N/A
- Maintenance charge - Paid 6 monthly, last payment in September 2023 was £844.11.

Please note pets are not permitted and sub-letting is allowed.

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