



14 Southwinds Cooden Drive, Bexhill On Sea, East Sussex, TN39 3DL

An Immaculate First Floor Two Bedroom Apartment With South Facing Balcony & Stunning Views £269,950 - Leasehold

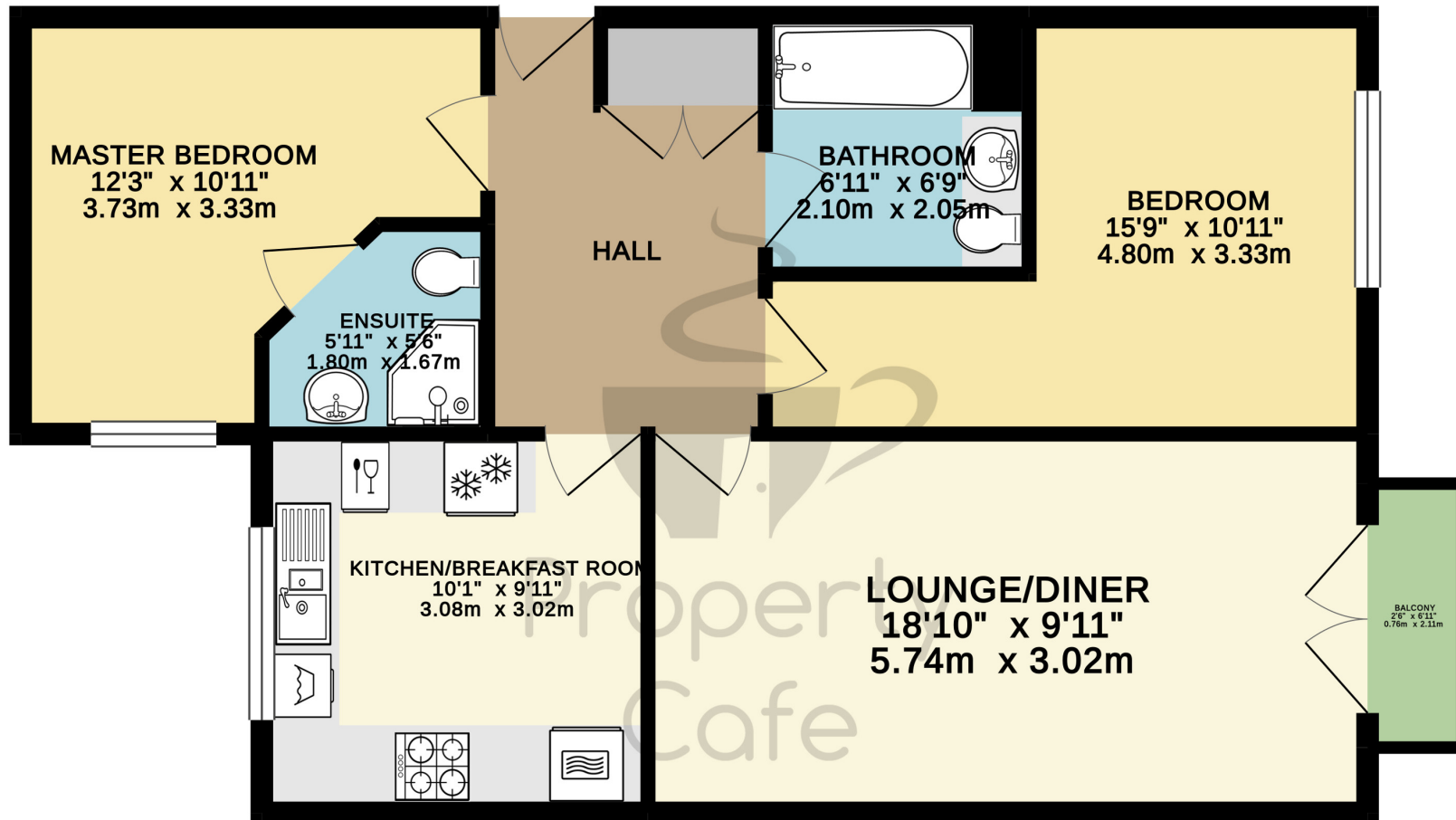




Property Café are delighted to offer for sale this spacious Two Bedroom First Floor Apartment situated in a highly sought after location close to the Town, mainline station and seafront. Accommodation and benefits include: A secure communal entrance hall with lift access to all floors: The apartments entrance is on the first floor with benefits include: A good size entrance hall giving access to all rooms to include: A master bedroom with en-suite shower room, good size guest bedroom, a spacious lounge-diner with ample space to relax and entertain & patio doors with Juliette style balcony. As you may note there is a modern fitted kitchen with built in appliances, a good range of storage units & work surfaces. As the floor plan will illustrate the apartment is spacious throughout with a master bedroom that has an en-suite shower room, a good size guest bedroom and a modern fitted bathroom. Additional benefits include lovely communal rear garden and a secure under ground allocated parking space. Offered for sale with NO CHAIN your earliest viewing is highly recommended.



GROUND FLOOR 672 sq. ft.
(62.4 sq. m.)




TOTAL FLOOR AREA : 672 sq. ft. (62.4 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: 2
Receptions: 1
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Gated.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (80)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Lift access.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	<small>EU Directive 2002/91/EC</small> 	



As you will note from the adjacent photos and floor plan the apartment offers spacious and well presented accommodation throughout with lovely views across the communal garden & grounds. Being offered for Sale with NO CHAIN your earliest viewing is highly recommended





Tenure: Leasehold (Current Length of Lease): Approx 105 Years .. Maintenance Charge: £2,757 Per Annum ... Ground rent:£200 P/A :

At The Property Cafe we believe it important to give clear & straight forward advice to both buyers and sellers alike & 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 & enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have.

- **IMMACULATE SOUTH FACING APARTMENT**

- Lounge With Juliette Balcony
 - Spacious Lounge-Diner
 - Two Good Size Bedrooms
 - Modern Fitted Kitchen
 - Lift Access To all Floors
- Secure Communal Entrance
- Secure Underground Parking

- Landscaped Communal Grounds
- Sought After & Convenient Location
- Close To Transport Town & Seafront
 - Integrated fridge/ freezer
 - Integrated dishwasher
 - integrated washing machine
- Juliette Balcony with Lovely Views
- SOLD WITH NO ONWARD CHAIN