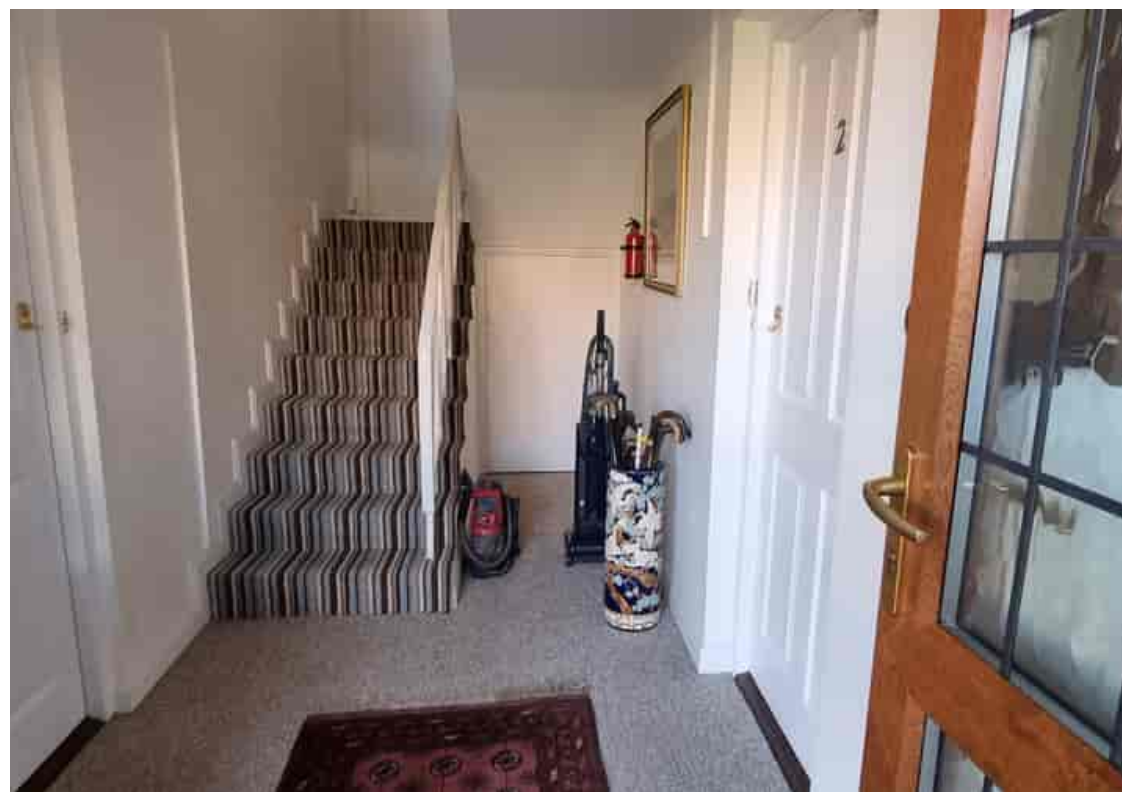




Flat 2, 19A Cooden Drive, Bexhill-on-Sea, East Sussex, TN39 3DB

An Immaculate Two Bed Ground Floor Purpose Built Apartment £225,000 - Leasehold Share of Freehold





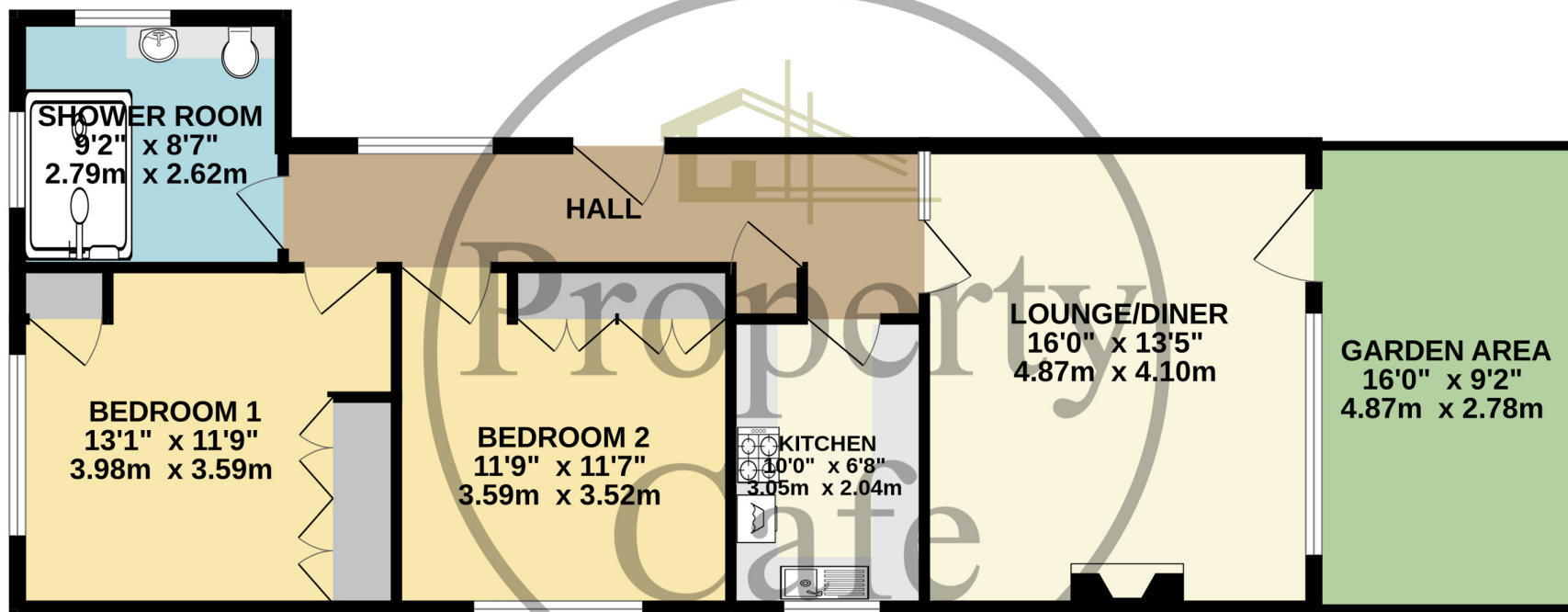


Property Café is delighted to offer for sale this spacious MODERN TWO BED PURPOSE BUILT GROUND FLOOR APARTMENT WITH PRIVATE PATIO & COMMUNAL GARDEN: Accommodation & Benefits include: A Secure Communal Entrance\* Two Good Size Bedrooms \* South Facing Lounge-Diner \* South Facing Private Patio & Communal Garden Lawned Garden \* A Modern Fitted Kitchen \* Modern & Well Presented Décor Throughout \* Electric Heating \* Modern Fitted Shower Room \* Fully Double Glazed Throughout \* Highly Sought After Location \* Close To Town & Seafront \* Long Lease & Share Of Freehold \* Low Maintenance Costs \* Sold with No Onward Chain \* To Arrange To View Please Our Call Bexhill Sales (01424) 224488.



# GROUND FLOOR

750 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.7 sq.m.) approx.

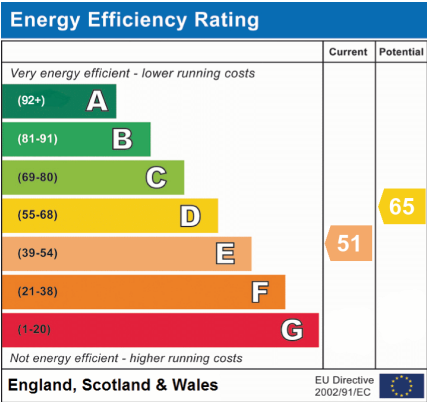
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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  
 Reception: 1  
 Council Tax: Band B  
 Council Tax: Rate 1897  
 Parking Types: None.  
 Heating Sources: Electric.  
 Electricity Supply: Mains Supply.  
 EPC Rating: E (51)  
 Annual Service Charge: 500  
 Water Supply: Mains Supply.  
 Sewerage: Mains Supply.  
 Broadband Connection Types: FTTC.  
 Accessibility Types: Level access.



Two Good Size Bedrooms \* South Facing Lounge-Diner \* Pleasant Patio & Communal Garden Area \* Modern Fitted Kitchen \* Modern & Well Presented Throughout \* Electric Heating \* Modern Fitted Shower Room \* Fully Double Glazed Throughout \* Highly Sought After Location \* Close To Town & Seafront \* Long Lease & Share Of Freehold \* Low Maintenance Costs \* Sold with No Onward Chain \*







**Tenure: Leasehold & Share Of Freehold (Lease with a term of 999 years from 25th December 1960)**  
**(Service Charge: Collected on as & when basis: (Currently Approximately £500 Per Year) Excluding Building Insurance. ....** At Property Café we believe it important to give clear and 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 that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.

- Ground Floor Two Bed Apartment
  - South Facing Lounge-Diner
  - Modern Fitted Kitchen
  - Two Good Size Bedrooms
- Private Patio Area & Communal Garden
- Modern & Well Presented Throughout
  - Modern Fitted Shower Room
  - Fully Double Glazed Throughout

- Highly Sought After Location
- Timber built shed with power and light
  - Close To Town & Seafront
  - Long Lease & Share Freehold
  - Low Maintenance Costs.
  - Sold with No Onward Chain..
- Call Bexhill Sales (01424) 224488