




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

10 Collier Court Cooden Sea Road, Bexhill-on-Sea, East
Sussex TN39 4SJ

£140,000

 2 Bedroom

 1 Bathroom

 1 Reception



AT A GLANCE...

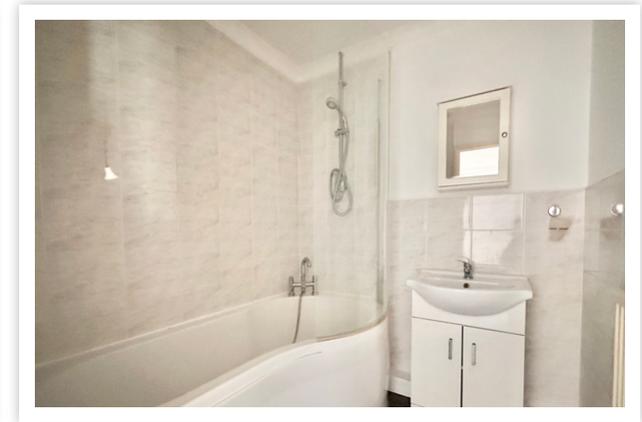
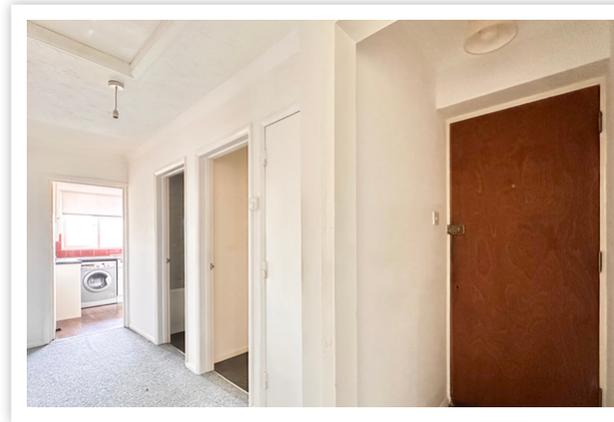
This second-floor apartment, offered to the market with no onward chain, is ideally situated in the heart of Little Common Village. The property benefits from a garage en-bloc and well-proportioned accommodation throughout. Whilst some general modernisation is required, the apartment presents a fantastic opportunity for purchasers looking to add their own style and value to a property in this well-regarded location.

The accommodation comprises a well-maintained communal entrance hall with stairs leading to the second floor. Inside, the generously sized lounge/dining room provides ample space for both living and dining furniture and is enhanced by a box bay window, allowing for plenty of natural light. The fitted kitchen features a range of matching wall and base units with space for appliances.

The property offers two bedrooms, including a double bedroom with a built-in wardrobe and a good-sized single bedroom. In addition, there is a bathroom and a separate cloakroom.

Further benefits include gas central heating, double glazing, and the convenience of a garage en-bloc.

Situated close to local shops, amenities, and transport links, this apartment offers excellent potential. Early viewing is highly recommended to fully appreciate the opportunity on offer.



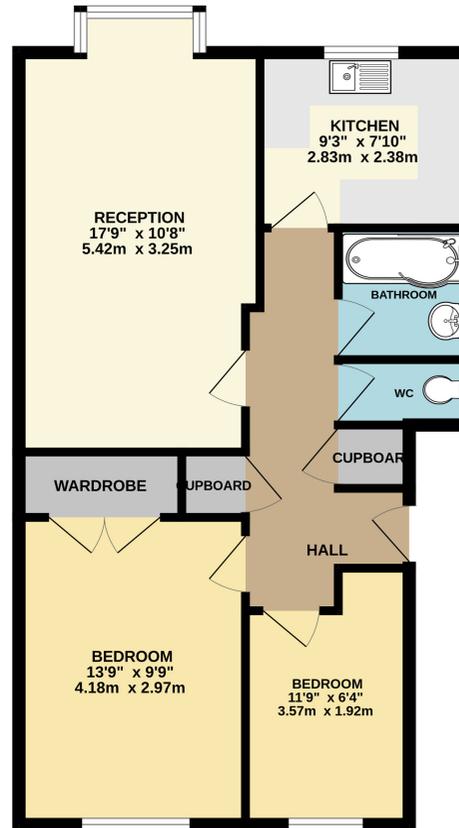
Key Features:

- second Floor Apartment
- Central Little Common Location
- No Onward Chain
- Two Bedrooms
- Garage En Bloc
- Spacious Lounge/Diner

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 2 Bedroom  1 Bathroom  1 Reception

2ND FLOOR
651 sq.ft. (60.5 sq.m.) approx.



TOTAL FLOOR AREA : 651 sq.ft. (60.5 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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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	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Location

This property is located in the heart of Little Common Village, West Bexhill, in a very desirable area. The Village of Little Common offering a range of 'day-to-day' shops including a Tesco Express and some highly regarded independently owned shops, as well as a Dentist, Doctors surgery and bus routes. The closest train station is Cooden Beach just approx 0.5 miles from the property. It offers regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria. Little Common primary School is within walking distance, currently rated as 'Outstanding' in its most recent Ofsted report.

Lease & Maintenance Information

Tenure: Leasehold
 Remaining Lease Term: TBC
 Ground Rent: £25.00 Per annum
 Maintenance Charge: £460.50 every six months
 Building Insurance - £491.56 per annum

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