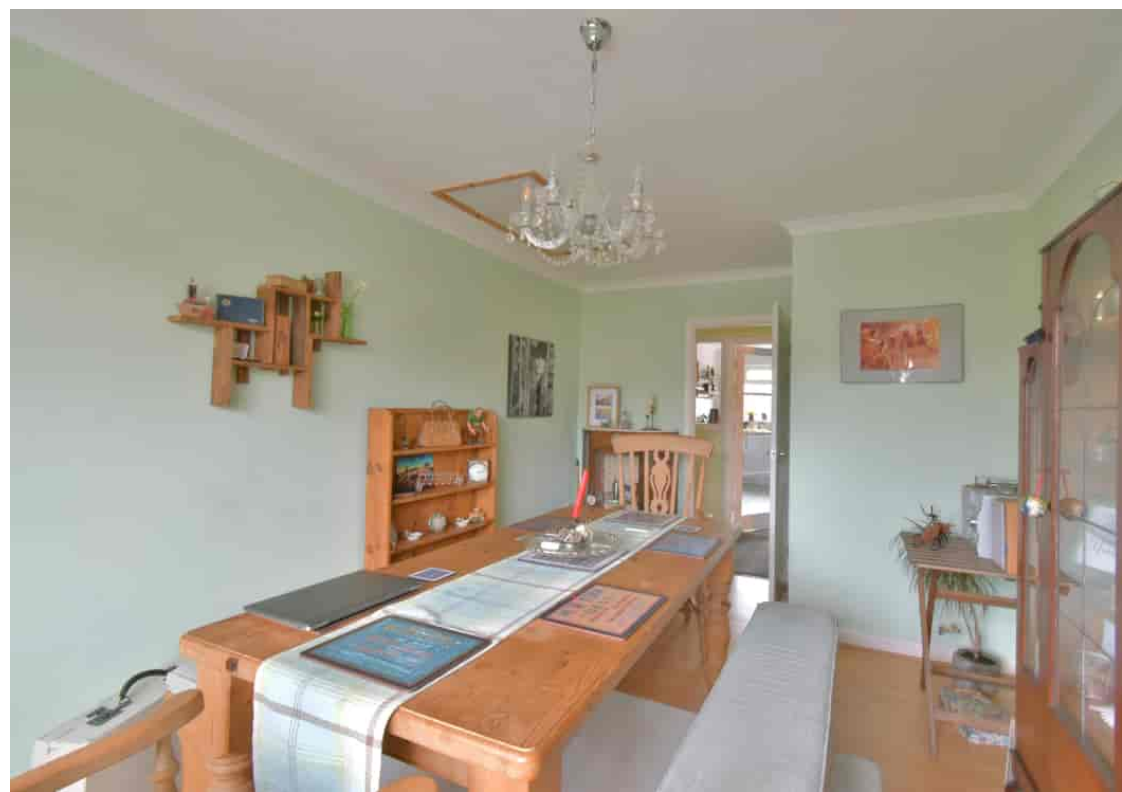




7a Cowdray Park Road, Bexhill-on-Sea, East Sussex, TN39 4ND
Excellent Presented Three/Four Bedroom 1st Floor Apartment £249,950





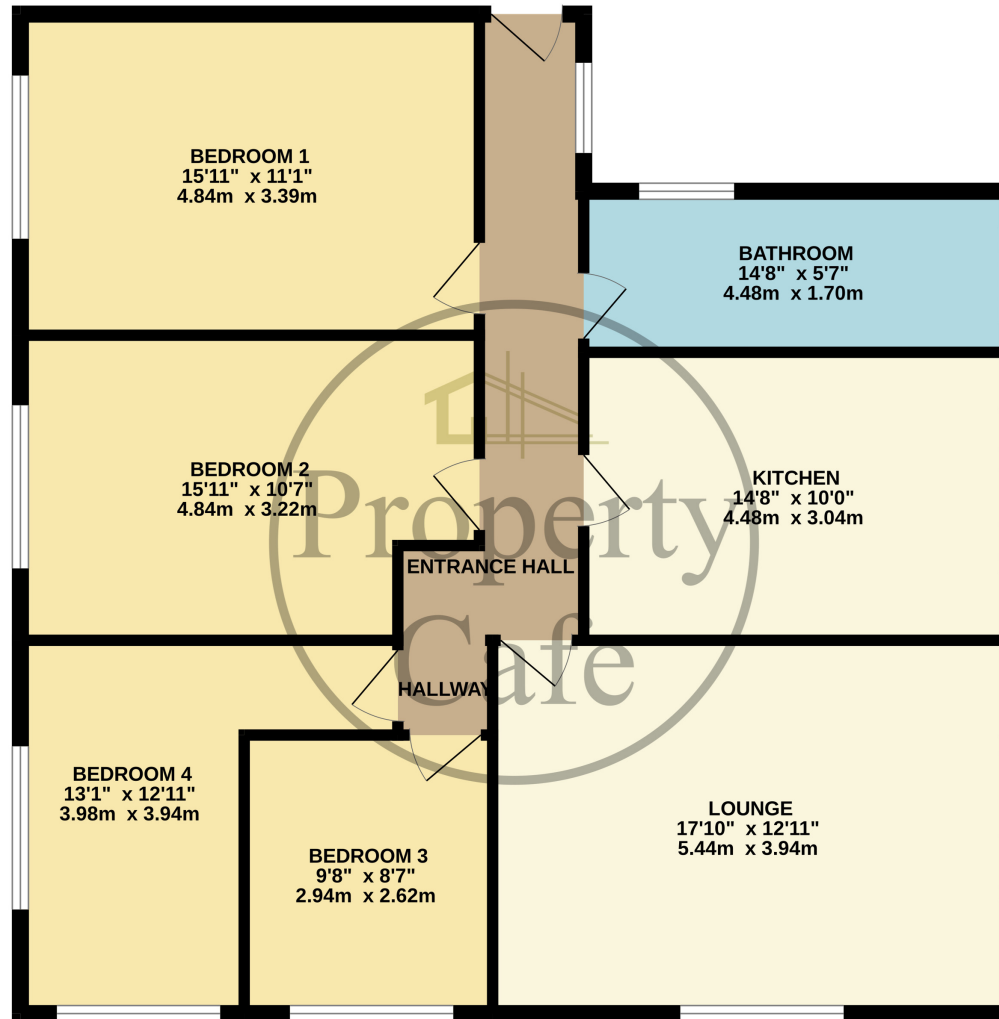
Property Cafe are delighted to present to the market this immaculately presented three/four bedroom, 1st floor apartment for sale ideally located within walking distance of Little Common village which offers a good selection of local shops and restaurants along with sitting within Little Common School catchment area. Accommodation and benefits include; A large entrance hall; A bright & airy dual aspect south facing lounge offering plenty of space to entertain; Modern fitted kitchen with an integrated oven & hob, an array of base level & wall mounted units and ample worktop space; Dining room/additional bedroom with access to a large loft space; Three further bedrooms (bedrooms three and four have been split with a partition wall, this could be removed to create one large room) and a modern fitted bathroom boasting underfloor heating, bath with overhead rainfall shower, WC and 'his & hers' sinks.

This property is offered in excellent condition throughout in modern, neutral colour schemes and benefits from a south facing communal garden. We recommend you view at your earliest convenience.

The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows you international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



1ST FLOOR FLAT



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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At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and 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 and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





Share of Freehold ** Remaining Lease Length - In Excess of 900 Years ** Service charge - Approximately £500 Per annum including building insurance.

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- Spacious Three/Four Bedroom 1st Floor Apartment
- Sought After Little Common Location
 - Share of Freehold & Long Lease
 - Dual Aspect Lounge.
 - Modern Fitted Kitchen.
 - Modern Fitted Bathroom
- Communal Garden Area
- Naturally Bright & Airy Flat
- Immaculately Presented Throughout
- Convenient Position For Bus Links, Schools & Local Shops
 - Council Tax Band - B
- Viewing Highly Recommended

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