



17 Cookham Dene Buckhurst Road, Bexhill-on-Sea, East Sussex, TN40 1RU

Spacious Two Bedroom 2nd Floor Flat With Balcony, Views & Set Within An Exclusive Development £229,950

- Leasehold Share of Freehold



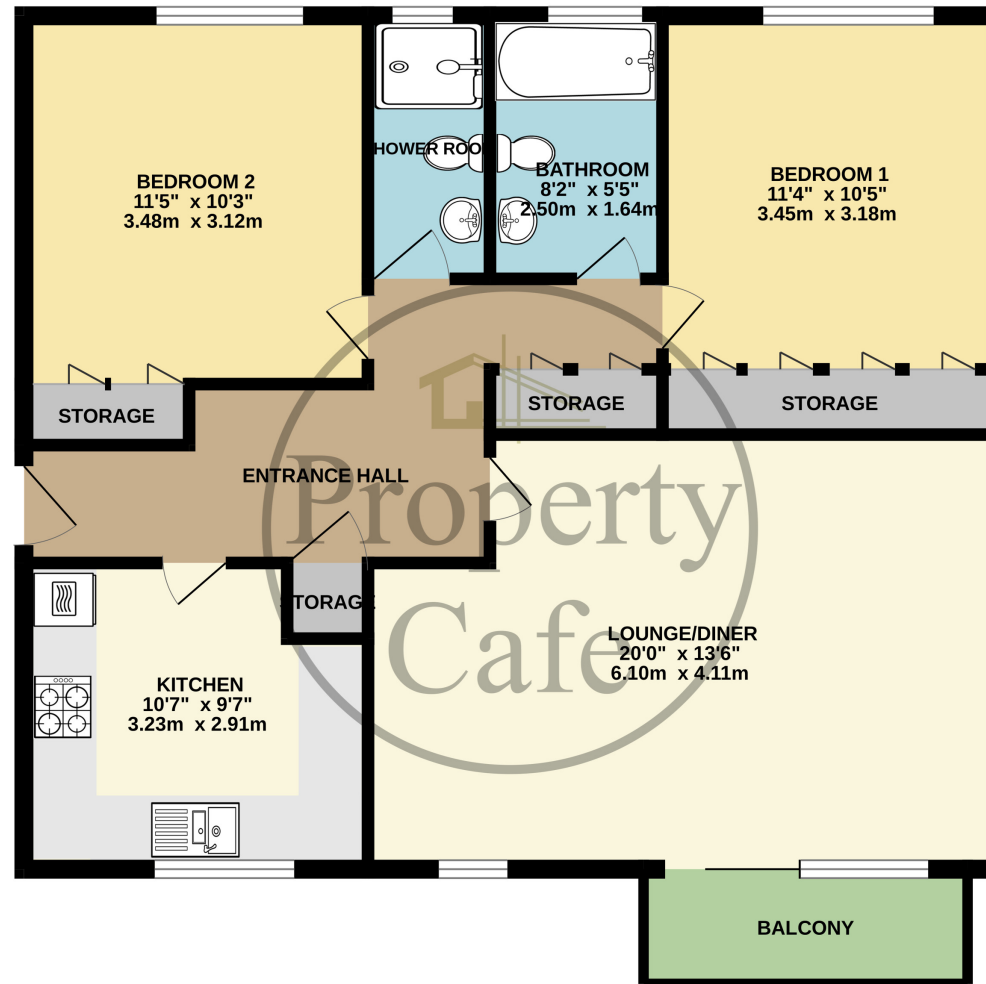


Property Cafe are delighted to present to the market this generous, two bedroom, two bathroom, 2nd floor, purpose built apartment for sale, set within an exclusive development in Bexhill's town centre. Accommodation and benefits include; A secure communal entrance area with entry phone system; Light & airy inner entrance hall giving access to all internal rooms; Spacious lounge/diner offering an excellent space to relax and entertain; Separate fitted kitchen offering ample cupboard & worktop space in addition to integrated appliances including oven, hob and fridge/freezer; Two well proportioned double bedrooms, both with built in wardrobes; A family bathroom comprising of a bath, wash basin & WC in addition to a separate shower room. Externally the property boasts a large west facing balcony with pleasant views and a single garage en-bloc. This apartment is offered for sale in good decorative order throughout in neutral colour schemes, gas central heated, double glazed and with no onward chain. We recommend you view at your earliest convenience.

Share of freehold * Remaining lease length - 947 years * Service charge - £1700 per annum * Ground Rent - N/A.



2ND FLOOR FLAT
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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: Garage En Bloc.
Heating Sources: Double Glazing. Gas Central.
Electricity Supply: Mains Supply.
EPC Rating: C (78)
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: ADSL.
Accessibility Types: Not suitable for wheelchair users.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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 		



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.





The property is situated right in the heart of Bexhill town centre only a matter of steps from the manicured seafront and promenade. Positioned within 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 and 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 pharmacy & main post office. There is a regular bus service close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Purpose Built Apartment For Sale
 - Share Of Freehold
 - West Facing Balcony With Pleasant Views
 - Single Garage En-Bloc
 - Spacious Lounge/Diner
- Two Generous Double Bedrooms With Built In Wardrobes
 - Two Modern Fitted Bathrooms
 - Exclusive Development
 - Sought After Town Centre Position
 - Sold With No Onward Chain.