

31, Cooden Sea Road

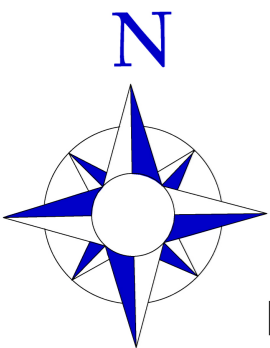
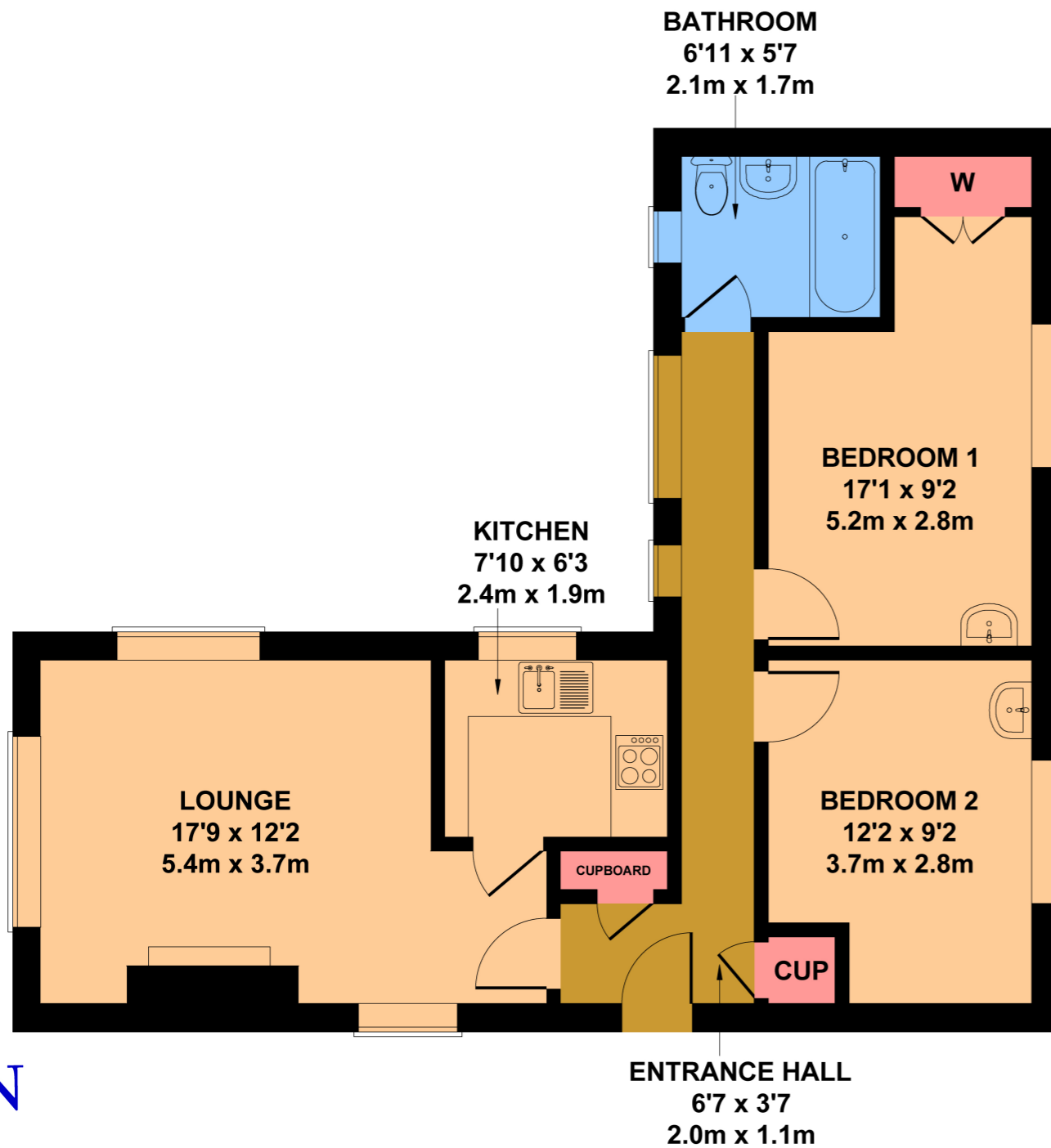
£175,000

Bexhill-on-Sea
East Sussex
TN39 4SJ



Head Office 25 Devonshire Road, Bexhill on Sea TN40 1AH Telephone – 01424 212233
Property Reference:

Abbott &
Abbott
Estate Agents, Valuers and Lettings



APPROX. FLOOR
AREA 628 SQ.FT.
(58.3 SQ.M.)

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

* CASH BUYERS ONLY *

Abbott and Abbott are offering for sale, with no onward chain, this two bedroom first floor Freehold flat, located in the heart of Little Common Village.

The property has low outgoings and has double glazing and central heating, a west facing living room, a kitchen, and a bathroom.

The flat could be ideal as a Buy to Let property for a Landlord.

The location is excellent, being within easy reach of the shops and facilities in the village, and with the train station at Cooden Beach less than 1 mile away. Bus services run close by the property, and Bexhill Town Centre is approximately 2 miles distant.

Entrance Porch

Access to the property is via an external staircase.

Entrance Hall

Airing cupboard, linen cupboard, and radiators.

Living Room

5.4m x 3.7m (17' 9" x 12' 2")
Spacious twin aspect room - due west, with a feature brick fireplace and fitted gas fire, wall lights, a radiator, and heating thermostat.

Kitchen

2.4m x 1.9m (7' 10" x 6' 3")
Fitted kitchen with a single stainless steel sink with mixer tap, range of wood effect floor and wall mounted storage cupboards, storage drawers, dark coloured work surfaces, breakfast bar, built in oven, hob, and hood, space for washing machine, boiler, tiled splashback, and a wall heater.

Bedroom 1

5.2m x 2.8m (17' 1" x 9' 2")
Good size bedroom with a built in wardrobe, a pedestal wash basin with twin taps, and a radiator.

Bedroom 2

3.7m x 2.8m (12' 2" x 9' 2")
The smaller of the two bedrooms has a pedestal wash basin with twin taps, and a radiator.

Bathroom

White suite comprising of a pedestal bath with Mira shower and screen over, a pedestal wash basin with twin taps, and a WC. a radiator, and some wall tiling.

Other Information

Tenure: Freehold
Please Note: Due to the property being a Freehold flat, we expect the property to be available to cash buyers only.

Council Tax Band: A
(Rother District Council)
EPC: 55/D