



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





## PROPERTY DESCRIPTION

CHAIN FREE. A bright and spacious two bedroom second floor purpose built apartment ideally situated just outside the town centre and within easy reach of the train station and seafront. The accommodation comprises; communal entrance hall with stairs rising to the second floor, entrance hall with large walk-in storage cupboard, dual aspect lounge with sliding doors to the west facing balcony, good size kitchen/diner, two double bedrooms, bathroom/WC and additional WC. To be sold with a share of freehold. EPC - D.

## FEATURES

- Two Bedroom Purpose Built Apartment
- Second Floor
- Chain Free
- West Facing Private Sun Balcony
- Garage En-Bloc
- Dual Aspect Lounge
- Good Size Kitchen/Diner
- Bathroom/WC & Additional WC
- Share Of Freehold
- Council Tax Band - D





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal front door, stairs rising to the second floor.

### Private Entrance Hall

Accessed via private front door, double glazed full height window to the rear, ceiling coving, double cupboard with hanging space for coats, radiator, large walk-in storage cupboard.

### Lounge

15' 9" x 12' 4" (4.80m x 3.76m) A dual aspect room with double glazed sliding doors to the front leading to the balcony and double glazed window to the side, ceiling coving, radiator.

### Balcony

Benefiting from being of a westerly aspect.

### Kitchen/Diner

12' 6" x 11' 3" (3.81m x 3.43m) A dual aspect room with double glazed windows to the front and side, ceiling coving, fitted kitchen comprising; a range of laminate working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring electric hob with stainless steel extractor fan over, a range of matching wall and base cupboards with fitted drawers, inset electric oven, space for washing machine, tall fridge/freezer and slimline dishwasher, serving hatch.



### Bedroom One

12' 3" x 11' 10" (3.73m x 3.61m) Double glazed window to the side, ceiling coving, radiator, built-in wardrobes.

### Bedroom Two

12' 3" x 9' 2" (3.73m x 2.79m) Double glazed window to the side, ceiling coving, radiator, built-in wardrobes.

### Bathroom

8' 3" x 5' 5" (2.51m x 1.65m) Double glazed patterned window to the side, three piece suite comprising; panelled bath with mixer tap and shower attachment, low level WC, pedestal wash hand basin, shaver point, radiator, part tiled walls.

### Additional WC

Double glazed patterned window to the side, low level WC, pedestal wash hand basin.

### Garage

Located to the rear en-bloc.

### NB

Remainder of a 999 year lease

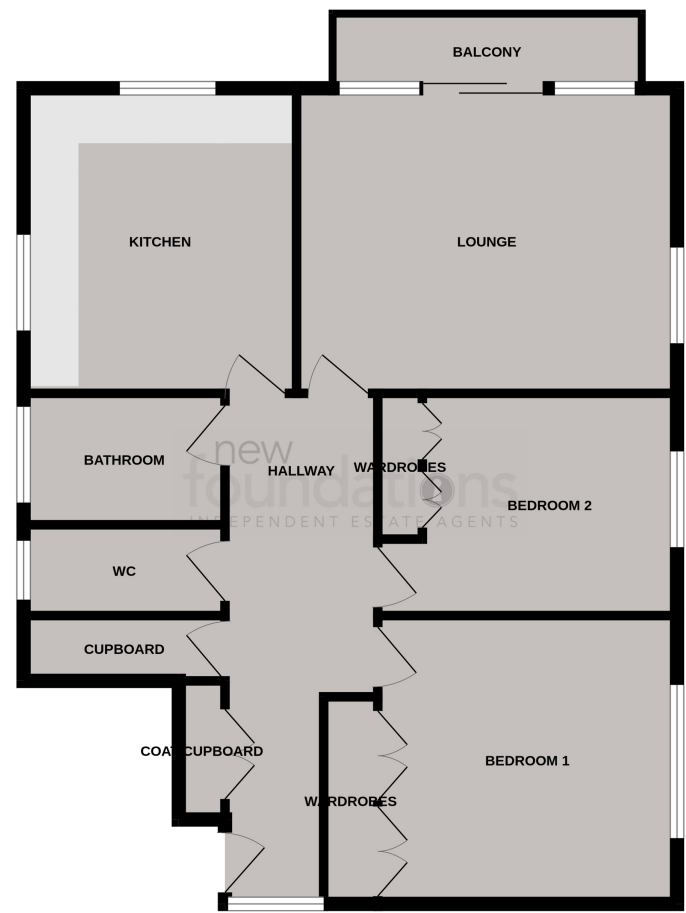
Service charge for the period 29th Sept 2024 - 24 March 2025 - £851.98

Contribution to the reserve fund for the same period - £76.04

Buildings insurance contribution for 2024-2025 - £246.19

FLOORPLAN

GROUND FLOOR



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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Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs			63	68
(92+)	A			
(81-91)	B			
(69-80)	C			
(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	

