



9 Gratton Court, Cooden Drive,  
Bexhill-on-Sea, East Sussex TN39 3AT



## PROPERTY DESCRIPTION

A well presented two bedroom first floor purpose built apartment ideally located just outside of Bexhill Town Centre and within easy reach of the seafront and Egerton Park. The flat is also well situated for public transport being on the 99 bus route and within a short walk of Collington Train Station. The accommodation comprises; communal entrance hall with stairs rising to the first floor, private entrance hall, south facing lounge/dining room with sliding doors leading to the sun balcony, modern kitchen, two bedrooms and a modern shower room. Further benefits include a garage, share of freehold and the remainder of a long lease. EPC - C.

## FEATURES

- Two Bedroom First Floor Purpose Built Apartment
- Modern Kitchen & Shower Room
- South Facing Lounge/Dining Room
- Sought After Cooden Drive Location
- South Facing Balcony
- Easy Access To Town Centre, Seafront, Collington Station & Egerton Park
- On The 99 Bus Route
- Garage
- Share Of Freehold & Long Lease
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal front door, entry-phone system, door to the rear leading to the garages, stairs rising to the first floor.

### Private Entrance Hall

Accessed via private front door, storage cupboard.

### Lounge/Dining Room

20' 9" max x 10' 8" max (6.32m max x 3.25m max) A spacious and south facing room with double glazed sliding doors leading to the balcony, ceiling coving, wall mounted electric fire, television point.

### Kitchen

11' 9" x 6' 11" (3.58m x 2.11m) Double glazed window to the front with a sea view, a modern fitted kitchen comprising; a range of laminate working surfaces with inset sink and drainer unit with mixer tap, inset four ring electric hob with concealed extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in appliances including fridge/freezer and eye level double oven and grill, space for washing machine and dishwasher, folding breakfast table.

### Bedroom One

13' 9" x 10' 9" (4.19m x 3.28m) Double glazed window to the rear, ceiling coving, electric heater, fitted cupboard.

### Bedroom Two

13' 9" x 7' 0" to back of wardrobes (4.19m x 2.13m to back of wardrobes) Double glazed window to the rear, a range of quality bedroom furniture including wardrobes and desk, wall mounted electric heater.

### Shower Room

6' 11" x 6' 4" (2.11m x 1.93m) A modern fitted three piece suite comprising; corner walk-in shower cubicle, low level WC with concealed cistern, wash hand basin with cupboard under and work surfaces area, extractor fan.

### Garage

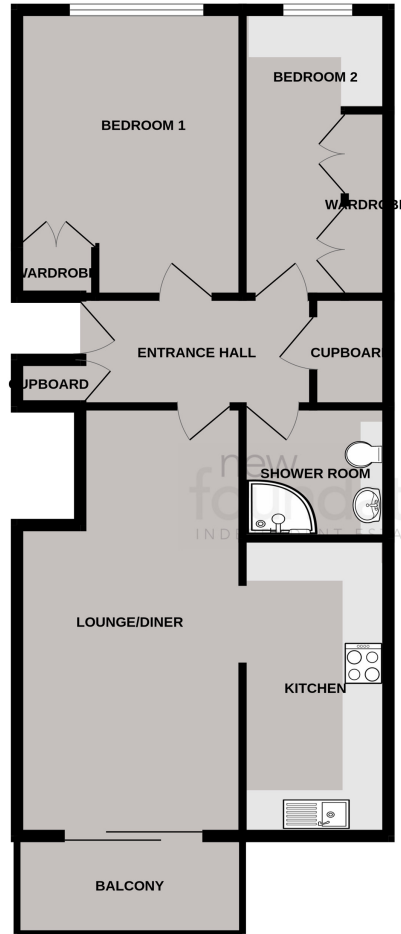
Accessed via up and over door, located to the rear.

### NB

We have been advised of the following;  
999 year lease from June 1972  
Service charge for this year - £1972.00 to include; window cleaning, communal gardening, buildings insurance & contribution towards the reserve fund.

# 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
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	69	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

