



  
**Property Cafe**  
**BUYER INCENTIVE**  
AVAILABLE WHEN YOU VIEW  
THIS PROPERTY THROUGH US



9 Bonham Court Cooden Sea Road, Little Common, Bexhill On Sea, TN39 4SL  
An Immaculate Top Floor Two Bedroom Apartment £235,000

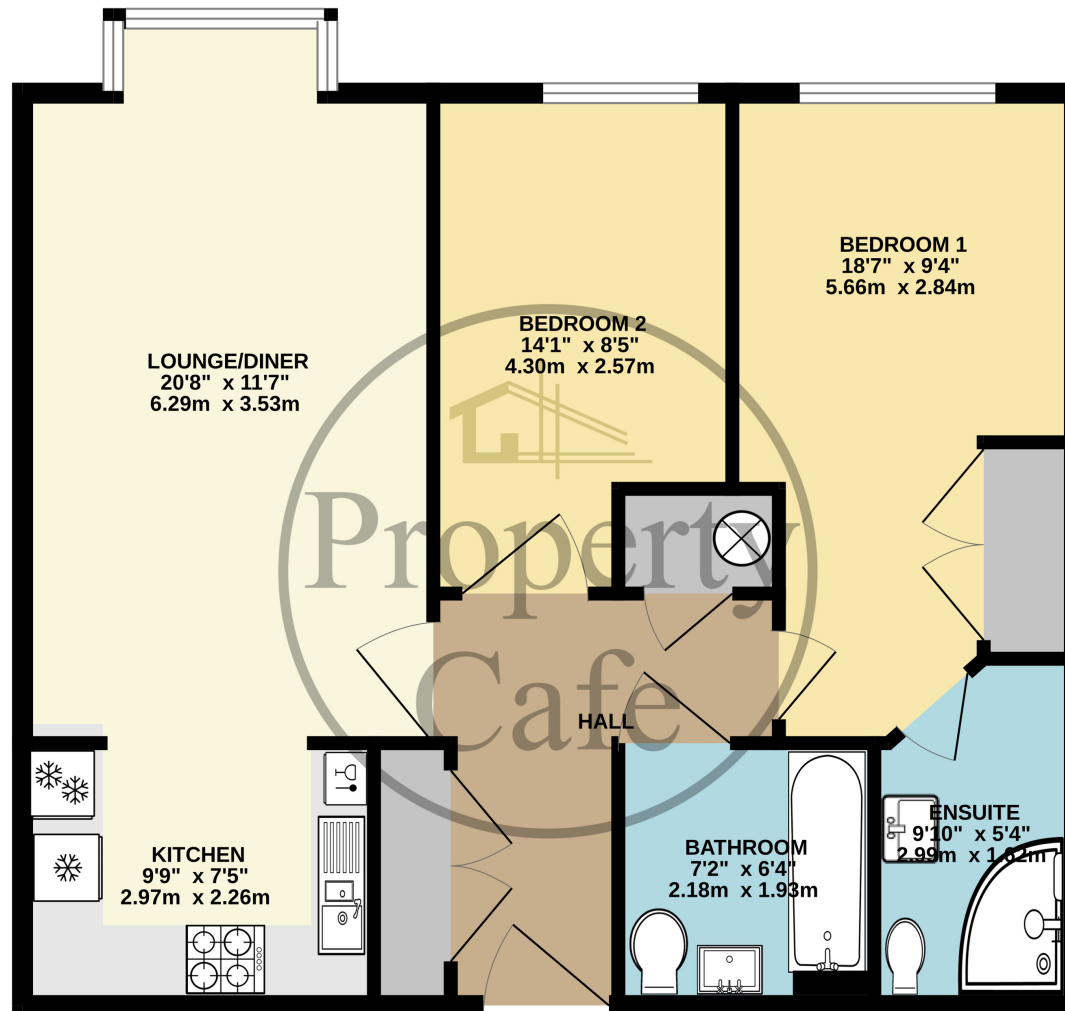




An immaculate Top Floor Two Bedroom Apartment \* Presented In A Lovely Neutral Colour Scheme \* Fully Refurbished & New Carpets \* Spacious Lounge-Diner with Bay \* Modern Fully Equipped Open Plan Style Kitchen \* Master Bedroom With En-Suite \* Immaculate & Secure Communal Areas \* Security Video Entry Phone System \* Communal Lift To all Floors \* Allocated Off Road Parking Space \* Two Good Size Double Bedrooms \* Ample Storage Throughout \* Modern Fitted Bathroom & En-Suite \* Long Lease & Low Outgoings \* Offered For Sale With NO CHAIN \* Immaculate Well Managed Development \* Please Call our Bexhill Team On 014242 224488.

Location : The development is situated within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.





TOTAL FLOOR AREA : 774 sq.ft. (71.9 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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Tenure Leasehold: 199 years from 2011 (187 yrs remaining) \* Maintenance Charge Approximately £1800 Per Year (All Inclusive)

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- Spacious Lounge-Diner with Bay
- Modern Fully Equipped Kitchen
- Master Bedroom With En-Suite
- Immaculate & Secure Communal Areas
  - Security Entry Phone System
  - Communal Lift To all Floors
- Allocated Off Road Parking Space
- Two Good Size Double Bedrooms
  - Ample Storage Throughout
- Modern Fitted Bathroom & En-Suite
  - Long Lease & Low Outgoings
- Immaculate Well Managed Development
  - Offered For Sale With NO CHAIN