



7a Cowdray Park Road, Little
Common, East Sussex TN39 4ND



PROPERTY DESCRIPTION

A spacious and well presented THREE/FOUR bedroom first floor purpose built apartment ideally located within easy reach of Little Common Village. The property is well located for local amenities, bus routes, doctors surgery and well regarded primary school. The bright and generous accommodation comprises; large entrance hall, dual aspect south facing lounge, modern kitchen, dining room/bedroom with access to a large loft space, three further bedrooms (bedrooms three and four have been split with a partition wall, this could be removed to create one large room and a modern bathroom with underfloor heating. Outside there is a good size south facing communal garden. Further benefits include the remainder of a long lease and a SHARE OF FREEHOLD. EPC - D.

FEATURES

- Incredibly Spacious Three/Four Bedroom First Floor Flat
- Small Purpose Built Block
- Sought After Little Common Location
- Bright And Spacious Dual Aspect Lounge
- Modern Kitchen & Bathroom
- Large Loft Area
- Communal Garden
- Long Lease & Share Of Freehold
- Catchment For Well Regarded Primary School
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance Hall

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

Entrance Hall

Accessed via private front door, double glazed window to the rear, fitted smoke alarm, central heating thermostat.

Lounge/Diner

17' 10" x 12' 11" (5.44m x 3.94m) A bright and spacious dual aspect room with double glazed windows to the side and rear with the latter being of a southerly aspect, ceiling coving, radiator.

Kitchen

13' 9" x 10' 0" (4.19m x 3.05m) Double glazed window to the rear, ceiling coving, a modern fitted kitchen with a comprehensive range of laminate working surfaces with inset one and half bowl stainless steel sink and drainer unit with mixer tap, inset four ring gas hob, a range of matching base cupboard and fitted drawers, built-in electric oven, space for washing machine and tall fridge/freezer, part tiled walls.

Dining Room/Bedroom Two

15' 9" max x 10' 0" max (4.80m max x 3.05m max) Double glazed window to the front, ceiling coving, access to loft space via hatch which is large in size and boarded, radiator.

Bedroom One

15' 9" x 11' 2" (4.80m x 3.40m) Double glazed window to the front, ceiling coving, radiator, feature decorative fireplace.

Bedroom Three

12' 11" x 12' 0" reducing to 6'11" (3.94m x 3.66m reducing to 2.11m) Double glazed windows to the side and front, ceiling coving, radiator. (Bedrooms two and three are split with a partition wall and can be opened up to create a larger bedroom if needed)

Bedroom Four

9' 1" x 8' 9" (2.77m x 2.67m) Double glazed window to the side, ceiling coving, radiator. (Bedrooms two and three are split with a partition wall and can be opened up to create a larger bedroom if needed)

Bathroom

Double glazed patterned windows to the side and rear, ceiling coving, spotlights, a modern bath with fitted suite comprising; P-shaped panelled bath with thermostatic shower over and fitted screen, low level WC, two wash hand basins with Victorian style mixer taps, radiator, underfloor heating.

Outside

To the rear there is a large communal garden which benefits from being of a southerly aspect and measures in excess of 50ft in width.

NB

We have been verbally advised of the following;
999 year lease from 1972

Share of Freehold

£200 per annum service charge

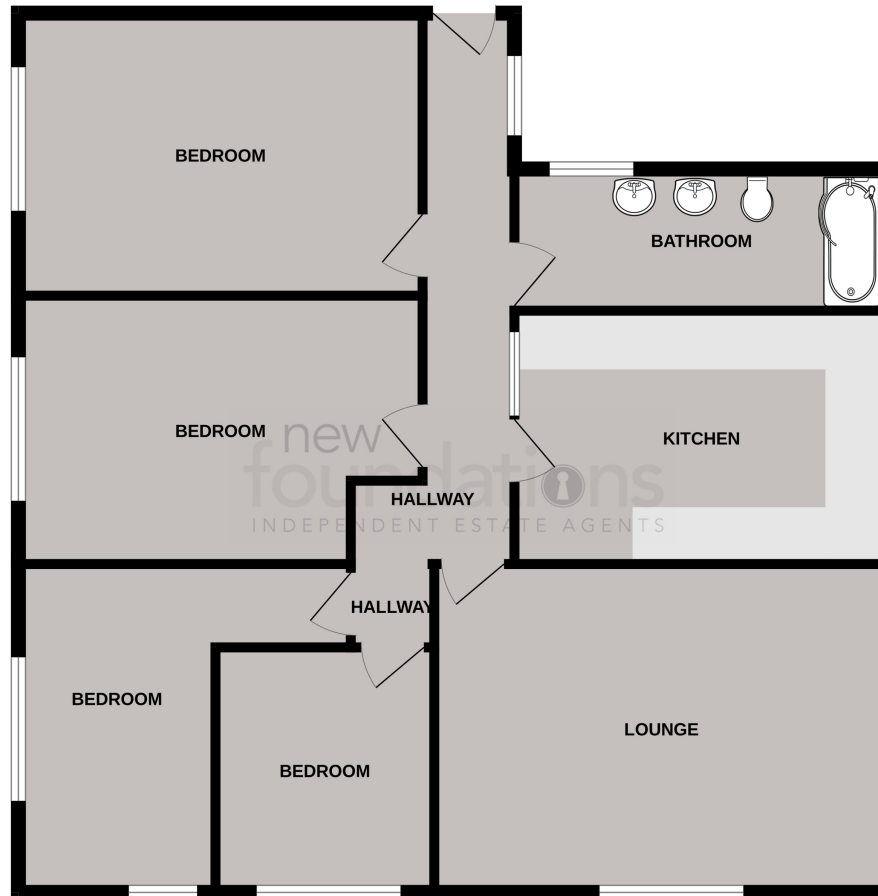
£285 contribution towards building insurance for the current year

The building is self managed by the residents



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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

