



**Flat 4 Cranleigh Court 19a Cooden
Drive, Bexhill-on-Sea, East Sussex
TN39 3DB**



PROPERTY DESCRIPTION

CHAIN FREE. A very well located two bedroom first floor apartment built by popular local builders 'Larkin'. The property is ideally situated for public transport links. Stops for the 99 Bus Route serving Eastbourne, Bexhill Town Centre and Hastings are close by and there is only a five minute walk across the road to Collington train station (with frequent train services to London, Brighton, Eastbourne and Hastings). Egerton Park, The Polegrove, Bexhill seafront and the Town Centre are all within easy walking distance too. The accommodation comprises; well decorated communal entrance hall, private entrance hall, bright south facing lounge overlooking the Polegrove Bowling Green, fitted kitchen, two good size bedrooms and family bathroom. Outside there are well kept communal gardens. To be sold with a SHARE OF THE FREEHOLD. Please note, for anyone that may be looking for multiple flats in the same building we have another flat available. EPC - E.

FEATURES

- Two Double Bedroom First Floor Purpose Built Flat
- Built By Popular Local Builders 'Larkin'
- South Facing Lounge With Views Over The Polegrove Bowls Green
- Share Of Freehold
- Communal Gardens
- Across The Road From Collington Train Station & On Main Bus Route
- Short Walk To The Seafront & Egerton Park
- Chain Free
- Another Flat Also Available In The Building!
- Council Tax Band - B





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal door with entry phone system, stairs rising to the first floor, the communal areas are very well looked after both presentation wise and decoration.

Entrance Hall

Accessed via private front door, entry-phone handset, wall mounted electric storage heater, storage cupboard.

Lounge

15' 2" x 13' 6" (4.62m x 4.11m) A bright south facing room with double glazed window overlooking the Polegrove and with sea views, ceiling coving, feature fireplace, wall mounted electric storage heater.

Kitchen

9' 5" x 7' 7" (2.87m x 2.31m) Double glazed window to the side, ceiling coving, a fitted kitchen comprising; a range of working surfaces with inset sink and double drainer unit with mixer tap, a range of matching wall and base cupboards with fitted drawers, space for fridge/freezer, cooker and washing machine.

Double Bedroom One

13' 2" x 11' 6" (4.01m x 3.51m) Double glazed window to the front, ceiling coving, a range of built-in cupboards, wall mounted electric storage heater.

Double Bedroom Two

11' 6" x 9' 7" (3.51m x 2.92m) Double glazed window to the side, ceiling coving

Bathroom

Double glazed frosted glass windows to the front and side, matching suite comprising; panelled bath with mixer tap, pedestal wash hand basin, low level WC, wall mounted electric storage heater, part tiled walls.

Outside

To the front and rear there are extremely well kept communal gardens.

NB

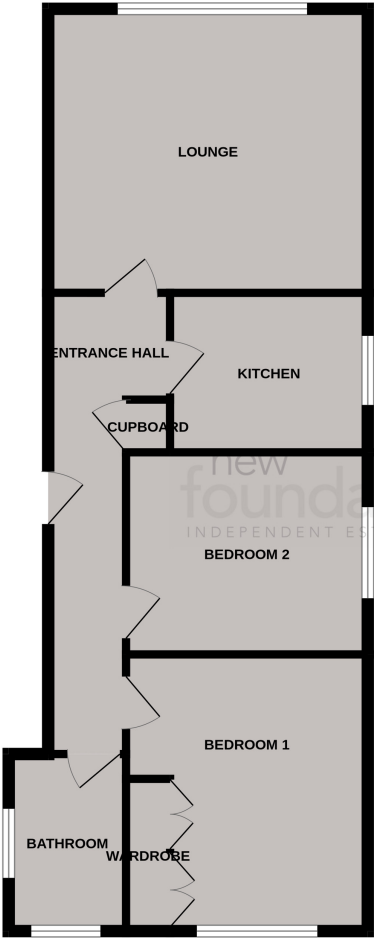
We have been advised of the following;

25% share of freehold

An estimated budget has been drawn up for the Maintenance Fund for 2025/26 based on spending for 2024/25 plus an uplift for inflation. This works out at £950 per Flat payable as follows: £350 in April, £200 in October and £400 in December for Buildings Insurance. The Maintenance Fund covers grass cutting and gardening, cleaning windows and gutters and electricity for lighting the communal areas as well as the annual Buildings Insurance premium. Any other significant communal repair or maintenance items are agreed between the flat owners and paid for separately.

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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