



Flat 39, 21 Cooden Drive, Bexhill-on-Sea, East Sussex, TN39 3DB  
Immaculately Presented Two Bedroom Retirement Flat With Stunning Views £239,950







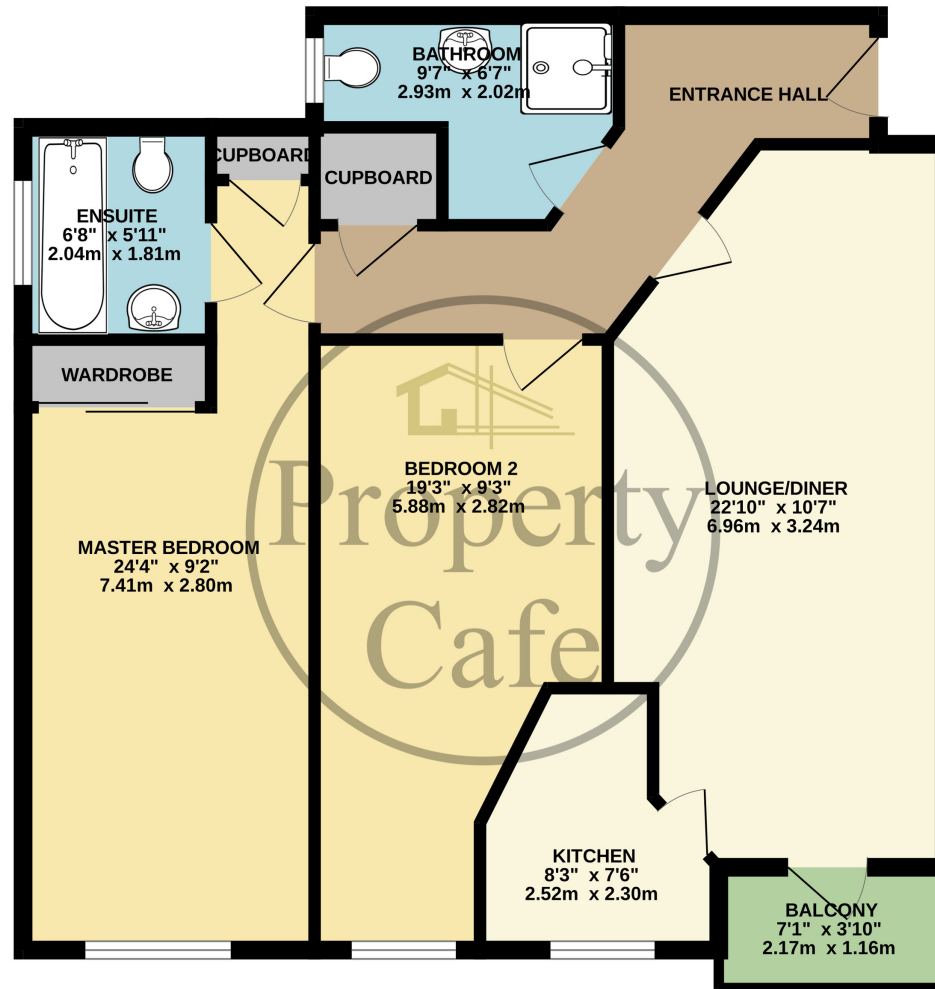


Property Cafe are delighted to present to the market this impeccably kept two bedroom retirement flat for sale situated in a very sought after and convenient position. Accommodation and benefits include: Spacious lounge/diner, offering ample space to entertain with direct access onto the south facing balcony boasting far reaching sea views; Separate kitchen with plenty of cupboard & work top space as well as built in oven & electric hob; Main bathroom consisting of a shower unit, wash basin & WC; Two very well proportioned double bedrooms, the master offering fitted wardrobes and en suite bathroom comprising of bath & over-head shower, wash basin & WC. Other benefits include: Ample storage; excellent condition and neutral colour scheme throughout; Immaculately kept communal grounds; A secure communal entrance hall with entry phone system, lift access and an array of communal facilities such as communal lounge and laundry rooms, Llewelyn Lodge is one of the leading retirement developments in Bexhill due to its impeccably well maintained building, excellent site warden, brilliant social aspect with organised activities such as movie nights, carpet bowls, coffee mornings and quiz nights. This property is offered with no onward chain and we recommend you view at your earliest convenience.

The property is situated right in the heart of Bexhill only a short walk from the manicured seafront, promenade and Egerton Park. Positioned in the heart of Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows you international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There is a regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.



**GROUND FLOOR**  
798 sq.ft. (74.2 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 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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At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.







Remaining Lease length - 106 Years \*\* Service Charge - £3564 Per Annum

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- Sought After Retirement Flat
- Two Spacious Double Bedrooms
- Spacious Lounge & Separate Kitchen
  - South Facing Balcony
- Stunning Far Reaching Views

- Well Presented Throughout
- Immaculate Communal Areas & Lift
  - Communal Facilities
- Sold With No Onward Chain
- Viewing Highly Recommended

[www.propertycafe.co](http://www.propertycafe.co)



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