

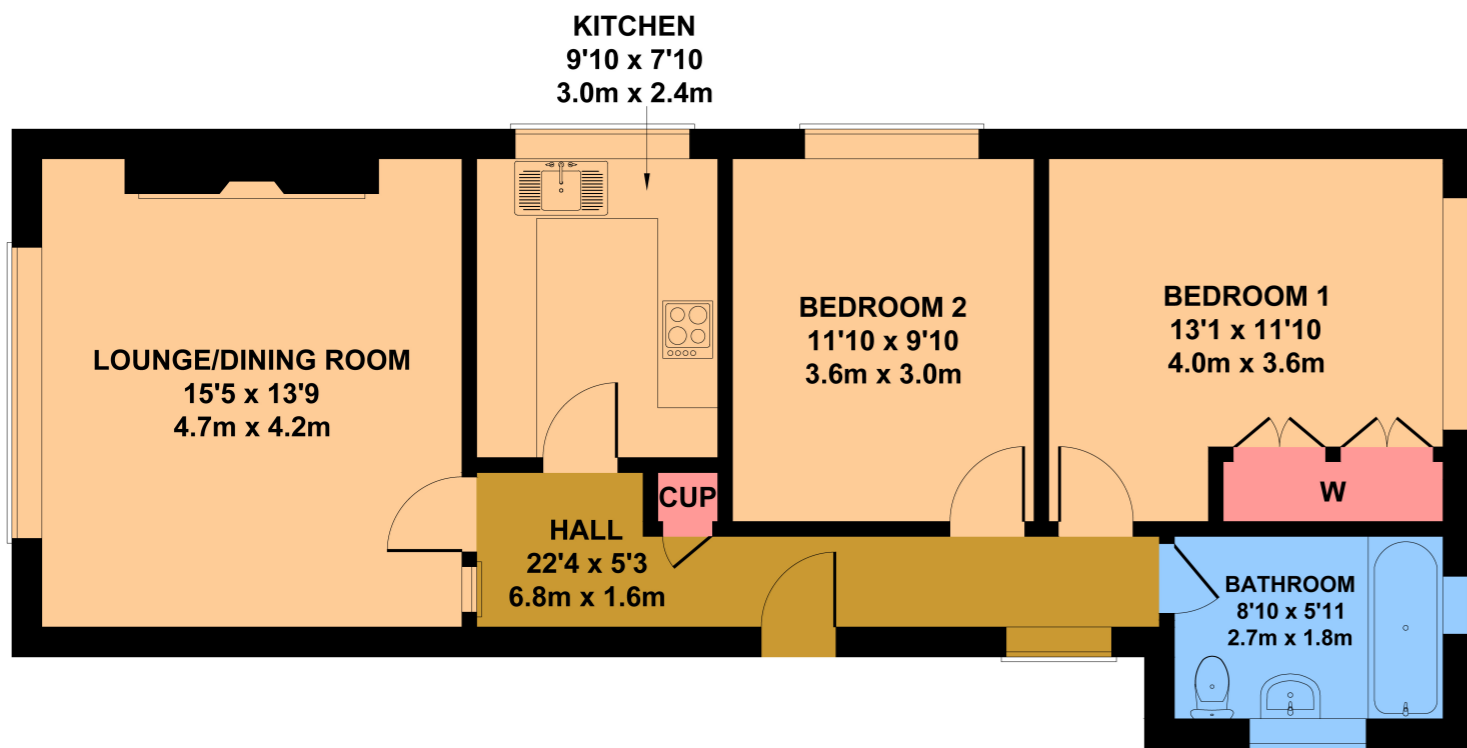


Flat 4

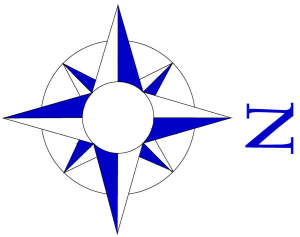
Cranleigh Court, 19a Cooden Drive
Bexhill On Sea
TN39 3DB

£244,950





APPROX. FLOOR
AREA 738 SQ.FT.
(68.6 SQ.M.)



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Abbott & Abbott Estate Agents are thrilled to offer for sale, with no onward chain, this first floor purpose built apartment.

Located on the favoured south-side of Cooden Drive, this spacious property is conveniently positioned close to the Town Centre and Egerton Park, and just a few hundred yards from the seafront at West Parade and Collington railway station.

Inside, this apartment boasts two double bedrooms, a fitted kitchen, double glazed windows, a fitted bathroom suite and being decorated in light neutral colours throughout.

Additional benefits to this attractive apartment are the south facing views over The Polegrove bowls greens and a 25% share of the freehold.

Flat 3 is also for sale so could be purchased at the same time to accommodate twin family occupation

Please contact us, the sole agents to express your interest and secure your viewing.

Hallway

The hallway has fitted carpet, a wall mounted electric heater, cloaks cupboard and neutral painted walls.

Lounge / Diner

This South facing room is light and airy with a large window giving pleasing views across the Polegrove green to the sea beyond. There is a fitted carpet, feature fireplace, electric storage heater and neutral painted walls.

Bedroom 1

This room has fitted carpet, electric storage heater, a window onto Cooden Drive, a fitted wardrobe incorporating airing cupboard and neutral painted walls.

Bedroom 2

This room has fitted carpet and West facing window.

Kitchen

Fitted with white units, a light coloured counter top, tiled splashback, gas cooker, West facing window, and vinyl flooring.

Bathroom

This good sized bathroom has fitted carpet, electric storage heater and pink suite to include sink, cast iron bath with electric shower unit, wash hand basin and toilet.

Service Charges

Service Charges - £1,000 approximately per annum

Council Tax Band - B

EPC Rating - E