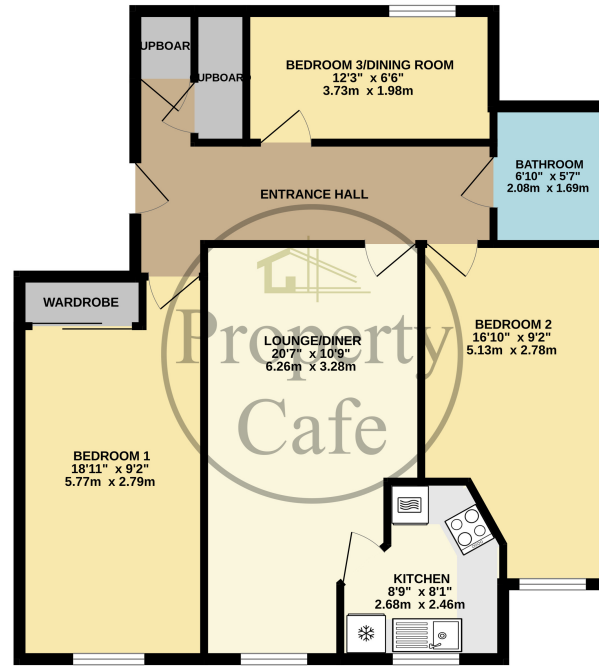




Flat 29, 21 Cooden Drive, Bexhill-on-Sea, East Sussex, TN39 3DB
Three Bedroom Retirement Apartment in A Sought After Location £219,950

2ND FLOOR FLAT
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.3 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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Property Cafe are delighted to present to the market this substantial three bedroom retirement flat for sale positioned in a sought after central Bexhill position close to the shops, Egerton Park and Seafront. Accommodation and benefits include; A secure communal entrance with entry phone system and lift access to all floors; Inner flat hallway giving access to all rooms and offers substantial storage cupboards; Spacious lounge over looking a treelined street; Fitted kitchen with ample cupboard and worktop space in addition to an array of integrated appliances including, fridge, electric oven and hob; Three well proportioned double bedrooms all generous in size, alternatively the third bedroom would make an excellent separate dining room or hobby room; Fitted bathroom with an easy access bath unit with overhead shower attachment, wash basin & WC. The building boasts 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 in neutral colour schemes throughout and with no onward chain. We recommend you view at your earliest convenience.

Remaining Lease Length - 105 Years * Service Charge - £3564.05 Per Annum * Ground Rent - £335.58 Per Annum



The property is situated right in the heart of Bexhill only a short walk from the manicured seafront, promenade and Egerton Park. Positioned within walking distance 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 and 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 are 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.

- Spacious Three Bedroom Retirement Flat For Sale
- Fitted Kitchen With Integrated Appliances
 - Well Proportioned Double Bedrooms
 - Clean & Neutral Condition Throughout
- Electric Heating & Double Glazed Throughout
- Excellent Communal Facilities
- Secure Communal Entrance With Entry Phone System
- Sought After Central Location
- Sold With No Onward Chain.
- Viewing Highly Recommended