



ISMAY LODGE

19 Ismay Lodge, Heighton Close,
Bexhill-on-Sea, East Sussex TN39 3UT



PROPERTY DESCRIPTION

An exceptional 3 bedroom purpose built first floor flat situated in this popular development in Cooden. The property is within easy reach of Little Common Village, Cooden Beach and Collington Railway stations. The current owners have extensively modernised the flat and it now benefits from a refitted kitchen, refitted shower room and cloakroom, modern heating system, new flooring and redecoration. The property also benefits from a private sun balcony and sea views and a garage en-bloc. Share of Freehold. EPC-D

FEATURES

- 3 Bedrooms
- First Floor Apartment
- Refitted Kitchen, Shower Room And Cloakroom
- Private Balcony
- Sea Views
- Modern Heating System
- Excellent Order Throughout
- Garage
- Share of Freehold
- Council Tax C





ROOM DESCRIPTIONS

Entrance

Communal front door with security entry phone system, communal entrance hall with stairs leading to the first floor landing.

Hallway

Private front door with security spy hole leading to the entrance hall with large cloaks cupboard with hanging space and shelving, built in airing cupboard housing aquafficient hot water system with shelving over, entry phone handset, telephone and broadband point.

Sitting Room

18' 10" x 11' 7" (5.74m x 3.53m) Having Patio door giving access to private sun balcony with distant sea views, television point, two wall mounted Fischer electric heaters.



Refitted kitchen

8' 2" x 8' 1" (2.49m x 2.46m) Double glazed window overlooking the communal gardens, one and a half bowl stainless steel sink unit with cupboard under, built in dishwasher, range of working surfaces with cupboards and drawers under, plumbing for washing machine, built in fridge freezer, further working surface with built-in four ring Induction NEFF Hob with storage below, matching storage cupboards over, tall storage unit housing NEFF electric oven.

Bedroom 1

13' 5" x 10' 0" plus door recess (4.09m x 3.05m) A south facing room having distant sea views with double glazed window, wall mounted Fischer electric heater.

Bedroom 2

10' 0" plus door recess x 9' 0" (3.05m x 2.74m) A south facing room having distant sea views with double glazed window.

Bedroom 3 (currently used as a dining room)

13' 3" x 8' 2" (4.04m x 2.49m) . With double glazed window overlooking the communal gardens, serving hatch, wall mounted Fischer electric heater.



Refitted Shower Room

With large walk-in shower with chrome fittings and glass screen, vanity unit with inset wash basin with mix tap and cupboard space under, low-level concealed cistern with storage cupboard over, extractor fan.

Separate W/C

Fitted with low level WC with concealed cistern, storage cupboards over, vanity unit with inset wash basin with mix tap.

Outside

Outside the property is set within well kept communal gardens. There is a private balcony and GARAGE located on block.

Lease

We have been verbally advised that the lease is 999 years and the property also has a share in the freehold. We have been verbally advised that the service charge and reserved fund payment is £1354 half yearly. This includes building insurance, gardening, window cleaning, water and sewage charges, communal lighting and cleaning and management fees.

Home Improvements

We have been advised by the current owners that the following works have been carried out at the property.

New Kitchen 2018

New shower room and cloakroom 2018

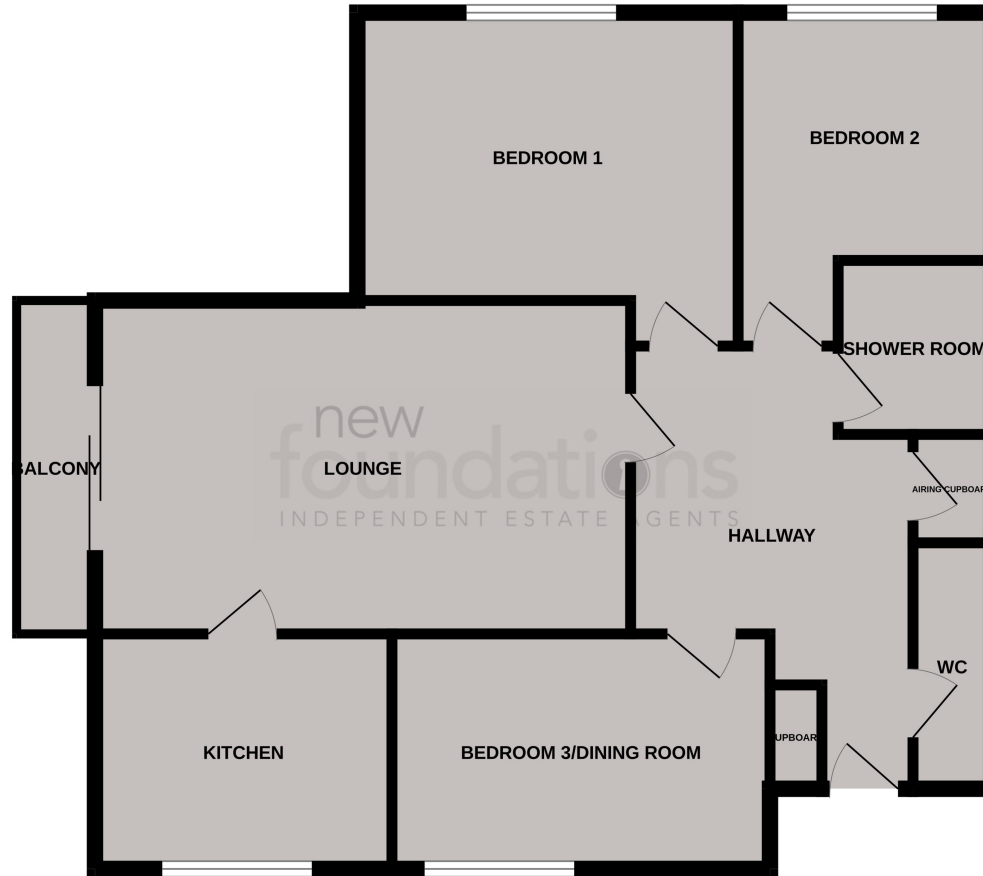
Heating system 2018/2019

Aquafficient hot water system 2019

Windows and doors were replaced between 2018-2022

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 | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| | | 67 | 77 |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

