



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£480,000** Flat 3, 205 Cooden Heights, Cooden Drive TN39 3GF  
🛏️ 2 Bedroom 🛁 2 Bathroom 🛋️ 1 Reception  
Offers in excess of







## AT A GLANCE...

This stunning beachfront apartment offers breath-taking views across the English Channel in the highly desirable area of Cooden Beach in West Bexhill. The property is part of an exclusive development where properties rarely become available. Accommodation includes: A well-kept communal entrance hall with stairs and lifts to the first floor. The apartment boasts a generously sized reception room with ample space for living room and dining furniture. Bi-folding doors open out to the south-facing sun terrace with breath-taking uninterrupted views of the English Channel across to Beachy Head. There is a range of matching wall and base units in the fully equipped kitchen, which is open to the reception room. Integrated appliances include a washing machine, dishwasher, an eye-level oven and a induction hob. In addition to two good-sized double bedrooms both with fitted wardrobes and free standing wardrobes also in the master bedroom to remain, the master bedroom also has an en-suite shower room. Furthermore, the apartment is fully double glazed and comes with under floor heating and a garage en-bloc.

Flat 3, 205 Cooden Heights, Cooden Drive,  
Bexhill-on-Sea, East Sussex, TN39 3GF

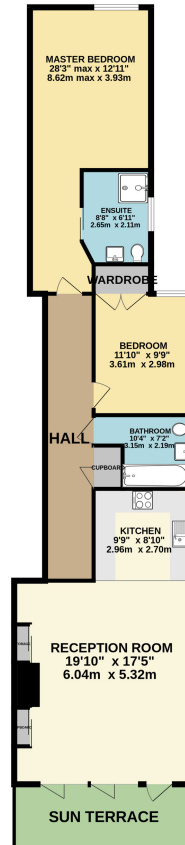
 2 Bedroom  2 Bathroom  1 Reception



### Key Features:

- Exceptional Apartment In Cooden Beach
- South Facing Sun Terrace
- Two Bathrooms
- Highly Desirable & Rarely Available Location
- Direct Panoramic Sea Views
- Two Double Bedrooms
- Garage En-Bloc
- No Onward Chain

FIRST FLOOR  
1070 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Location

The apartment is part of an exclusive development located in Cooden Beach. Close by you will find the newly renovated Relais Cooden Beach Hotel where you can enjoy fine dining on the beach front, leisure facilities and Cooden Golf Club is just 0.4 miles from the property. Cooden Beach train station is just 0.3 miles away offering regular and direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

### Lease & Maintenance Information

Tenure - Share Of Freehold  
Lease Term - 999 years from 01/01/2008  
Service Charge - £3786.36 for the period 01/01/24 - 31/12/2024  
Must seek permission to have pets, sub-letting permitted.

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