



Flat 44, 21 Llewelyn Lodge, Cooden
Drive, Bexhill-on-Sea, East Sussex
TN39 3DB



PROPERTY DESCRIPTION

A beautifully presented one double bedroom third floor (served by lift) retirement apartment located in the sought after 'Llewelyn Lodge' which is for the over 60's. The property is ideally situated within a short distance of Bexhill Town Centre with the 99 bus stop and Collington Train Station just outside the building. The accommodation comprises; entrance hall, lounge, modern kitchen, bedroom and modern shower room. There are also other facilities including; communal lounge, laundry room, guest room and well kept communal gardens. EPC - B.

FEATURES

- One Bedroom Retirement Flat
- Third Floor (with lift)
- Modern Kitchen and Shower Room
- Very Well Presented
- Communal Lounge
- Communal Laundry Room
- Residents Car Park
- On Bus Route
- Council Tax Band - C
- 47 square metres





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front, security intercom system, stairs and lift rising to the third floor, residents lounge, corridors leading to the communal laundry room, two storage rooms and guest suite which can be booked.

Private Entrance Hall

Accessed via private front door, large cupboard housing hot water heater, further storage cupboard.

Lounge

19' 3" max x 10' 8" max (5.87m x 3.25m) Double glazed window to the front of the building, newly fitted Dimplex electric heater, television point, feature electric fireplace with surround, door to the kitchen.

Kitchen

8' 5" max x 7' 8" max (2.57m x 2.34m) Double glazed window to the front, a modern fitted kitchen comprising; a range of laminate working surfaces with inset stainless steel sink and drainer unit, inset four ring electric hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in electric oven, built-in freezer, space for washing machine or dishwasher and under-counter fridge.

Bedroom

17' 2" max x 9' 5" narrowing to 5' (5.23m x 2.87m) Double glazed window overlooking the front, wall mounted electric storage heater, built-in wardrobe with mirror fronted sliding doors.

Shower Room

A modern fitted white suite comprising; large fully tiled walk-in shower cubicle with chrome thermostatic shower over and hand rail, newly installed wash hand basin with chrome mixer tap and cupboard under, low level WC, electric shaver point, heated towel rail.

Outside

The property is set within lovely communal gardens and there is a residents car park to the rear.

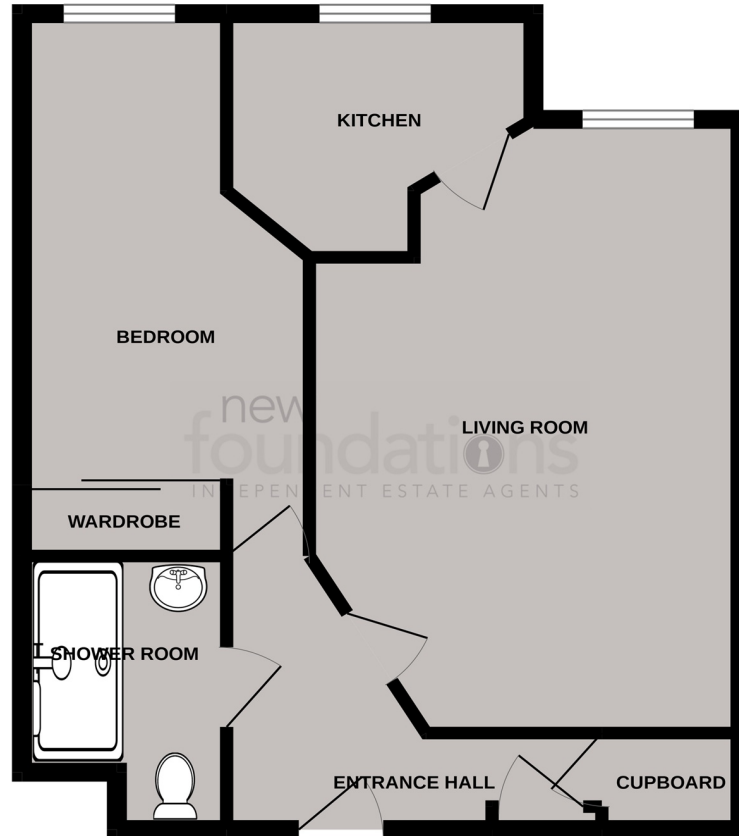
NB

We have been verbally advised that the property is held on a 125 year lease from 2005. The service charge for the period of 01/03/24-31/08/24 is £1,336.53 and the ground rent for the same period is £301.30.

There is a communal laundry room, two storage rooms and guest suite.

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	83	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

