



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£299,950 17 Westbourne Court, Cooden Drive TN39 3AA
🛏️ 2 Bedroom 🛁 1 Bathroom 🛋️ 1 Reception



AT A GLANCE...

This two-bedroom apartment is located on the first floor of a purpose-built building and boasts beautiful sea views across to Beach Head. Located adjacent to Cooden Beach in a great location, the apartment comprises: Well kept communal entrance hall with stairs and lift access to the first floor. Entrance hall provides access to the spacious dual aspect lounge/diner with a door out to the balcony. Additionally, there are two double bedrooms, a shower room, a separate w/c and a modern fitted kitchen with space for a slimline dishwasher, washing machine and fridge/freezer. In addition, the property benefits from a south facing balcony, a garage en-bloc and a share of freehold. To appreciate the apartment and its location in full, our earliest viewing comes highly recommended!

17 Westbourne Court, Cooden Drive,
Bexhill-on-Sea, East Sussex, TN39 3AA

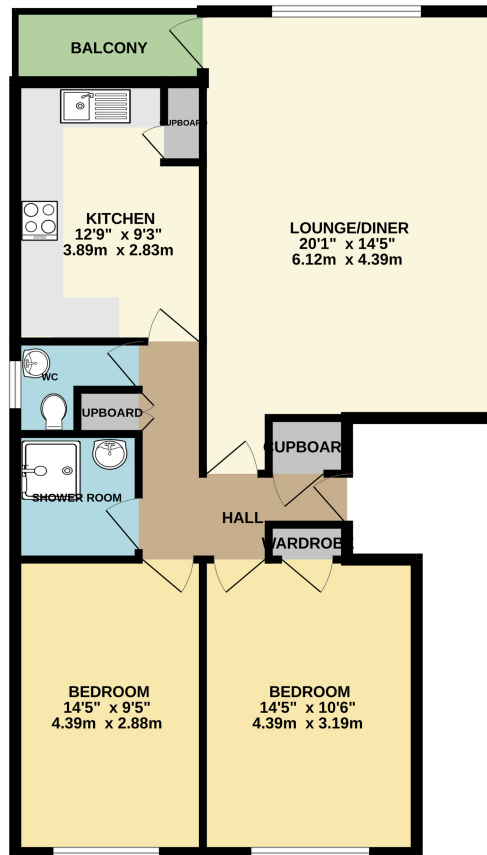
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Key Features:

- Two Double Bedroom Apartment
- Garage En Bloc
- Sea Views
- Adjacent To The Beach
- Situated On The First Floor
- Share Of Freehold
- South Facing Balcony
- Cooden Beach Location

FIRST FLOOR
837 sq.ft. (77.8 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	73	82
EU Directive 2002/91/EC		

Lease & Service Charges

Service Charge: for the period of 25th March 2025 - 24th March 2026 were £1,992.80 with an additional insurance share cost of £238.71

Ground Rent: N/A

999 Year Lease from December 1998

Location

The apartment is located adjacent to Cooden Beach. Cooden train station is within very close proximity offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. Little Common Village is just 0.7 miles away with a range of independently owned shops, Doctors surgery, Dentist and Tesco Express. Bexhill Town Centre is just 1.8 miles away.

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