



Llewelyn Lodge Flat 4, Cooden Drive,
Bexhill-on-Sea, East Sussex TN39

3DB



PROPERTY DESCRIPTION

A spacious 2 double bedroom, 2 bathroom south facing GROUND FLOOR retirement apartment with direct access to a patio and the communal gardens for the over 60's. Situated in this modern retirement development located close to Bexhill Town Centre and the Seafront, with bus stop right outside and easy access to Collington Railway Station. The development has several communal facilities such as residents lounge, laundry room and guest suite. EPC - C

FEATURES

- Over 60's development
- Ground floor
- 2 Bedrooms
- 2 shower rooms
- Direct access to a patio and communal gardens
- South facing garden
- Views over the Bowling Green
- Council Tax Band D
- 81 square metres





ROOM DESCRIPTIONS

Entrance

Communal front door with security entry phone system leading to the communal lounge and hallways. Private front door with security spy hole, leading to private entrance hall, night storage heater, high-level meter cupboard, dado rail, built in airing cupboard housing, hot water tank with shelving.

Sitting/Dining Room

22' 9" x 10' 6" (6.93m x 3.20m) A south facing sitting room having double glazed door and window giving access to a patio area overlooking the bowling greens and the communal gardens. Feature fireplace, night storage heater, emergency alarm system, telephone and television points.

Kitchen

8' 5" max x 7' 7" max (2.57m x 2.31m) Having a southerly aspect with double glazed window overlooking the bowling greens and communal gardens. Fitted with single drainer stainless steel sink unit with mixer tap and cupboard under, range of working surfaces with cupboards and drawers., built in fridge, built in freezer, range of wall mounted cupboards, tall storage unit housing electric oven with storage above and below, part tiled walls, wall mounted heater.

Bedroom 1

17' 2" x 9' 2" plus recess (5.23m x 2.79m) Having double glazed window with southerly aspect overlooking the bowling green and communal gardens, night storage heater, TV point, built in mirror fronted wardrobes.

En-Suite Shower room

With large walk in shower with chrome fittings, double glazed frosted window, low-level WC, wash hand basin with cupboard below and mirror over, tiled walls, extractor fan, wall mounted electric heater.

Bedroom 2

18' 7" x 9' 3" narrowing to 5' 2" (5.66m x 2.82m) Double glazed window with southerly aspect overlooking the bowling green and the communal gardens, wall mounted electric heater.

Shower Room

Shower cubicle with glass screens and chrome fittings, low-level WC, wash basin with cupboard below and mirror over, heated towel rail, extractor fan, frosted double glazed window, wall mounted electric heater, tiled walls.

Outside

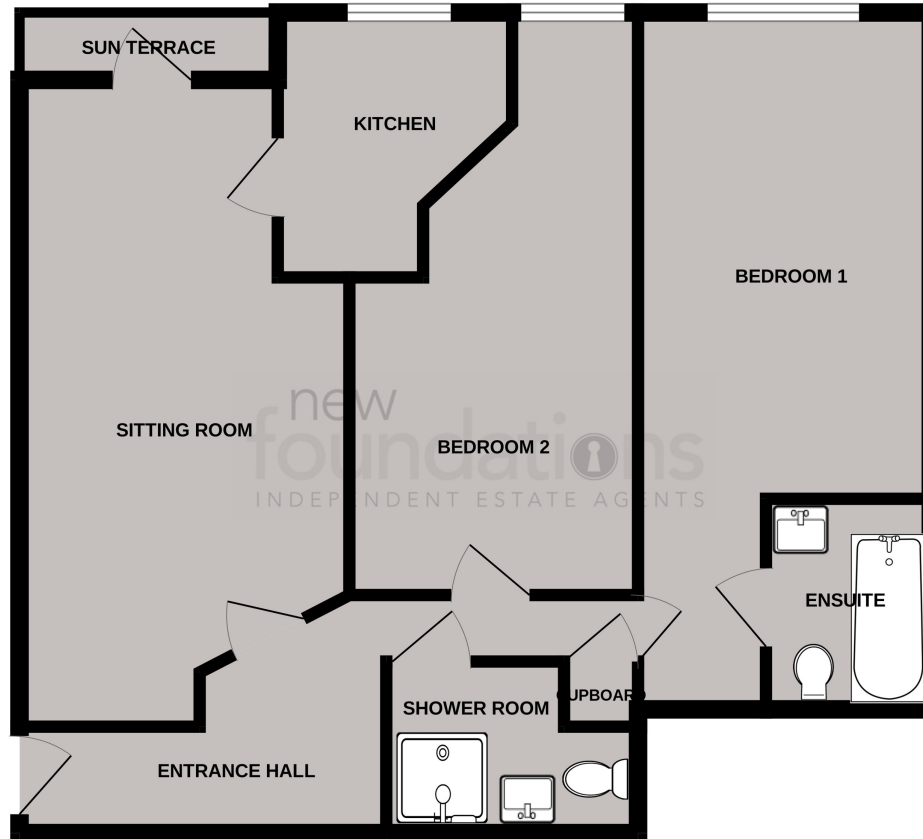
The property has the benefits of a south facing patio area overlooking the communal gardens and bowling green, there are also further areas of communal garden and a car park which is on a first come first served basis.

NB

We have verbally been advised the property is held on a 125 year lease from 2004. The current maintenance is approximately £1696.86 half yearly and the ground rent charges are £678 per annum.

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>			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	80
(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	

