



**Asking Price of £220,000**    Share of Freehold

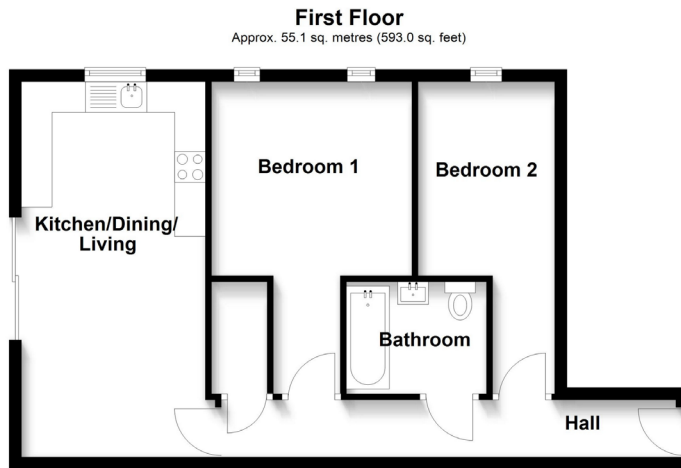
**T: 01293 531721**

**Flat 6 'Bryna House' Cooden Beach Road, Bexhill on Sea TN39 4SL**

 2    1    1    N    Y    0.8 Miles



**Moore & Partners**



These images are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



### **OPENING LAUNCH DATES - 12th April 2025 & 19th April 2025. 10am to 4pm.**

Located within a Prominent & Sought-after location you have easy access to stunning countryside walks, Cooden Beach Relais Hotel which is ideal for morning coffees or relaxed dining, Cooden Beach railway station with direct links to London & the beautiful beach at Cooden are just 0.8 miles away. The Village of Little Common is also just a short stroll away with its excellent range of restaurants, shops and amenities.

Specifications - MVHR- Vent Axia - Air Source Heat Pump cylinders- Ariston Nuos 200 D - Electric radiators- Rointe UPVC triple glazed windows - ICW warranty 10 Year Warranty

Sanitaryware specification & Tile Spec - Baths and toilets - Highlife - Basins – Imex - Bath screens shower screens – Merlin – Porcelanosa Tiles

Flooring Spec - True LVT silver Ash everywhere except bedrooms and cupboards - Likewise, Carpets, Nimbus internally (bedrooms and cupboards) -Likewise, Carpets, Carbon in communal areas extra heavy duty

Kitchen Spec - Howdens Greenwich Navy with Lomona Appliances

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