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new
instruction



Cooden Ledge, St. Leonards-On-Sea, Leasehold | Flat | 2 Bedrooms

CHAIN FREE - Spacious 1st floor, 2 bedroom, purpose built flat in highly sought after residential area of St Leonards on Sea. Double glazed throughout with gas central heating. Allocated parking bay. 5 minute drive to Battle station and local shops.

The flat is being offered as 75% Shared Ownership. Once purchased by the new owners, the remaining 25%, currently owned by Landspeed, can be acquired via a stair-case scheme.

FOR SALE
LEASEHOLD
£150,000

Communal Entrance

Stairs to 1st floor.

Private door to flat.

Dimensions Supplied

Dimensions supplied are to be used for guidance purposes only. They do not form part of any contract. Kitchen appliances shown on the floor plan are only included if integrated, built-in or specifically stated. No systems or appliances have been tested.

Open Plan Living Area

Lounge Diner Area 15'6" x 12;5" (4.72m x 3.66m;1.52m)

Double glazed doors and window to rear of building. Juliette balcony.

Kitchen Area 11'2" x 8'7" (3.40m x 2.62m)

Built-in gas hob and electric oven. Integrated tall fridge freezer and washing machine. Wall mounted gas combi boiler. Double glazed window to side of building.

Hallway 4'8" x 15' (1.42m x 4.57m)

Phone entry intercom system. Cupboard for storage. Double glazed window to front of property.

Bedroom 1 15'7" x 12'8" (4.75m x 3.86m)

Spacious room. Double glazed window to rear of property.

Bedroom 2 11'2" x 8'7" (3.40m x 2.62m)

Double glazed doors and window to front of building. Juliette balcony.

Bathroom 6'6" x 5'7" (1.98m x 1.70m)

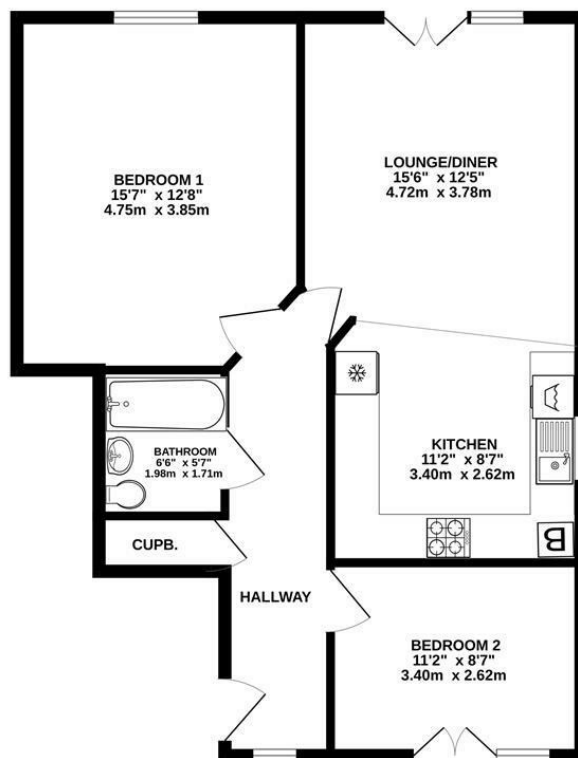
Bath with shower riser kit, WC and basin.

Outside Front

Allocated parking to front of property. Communal bin store.

Floor Plan

1ST FLOOR 2 BED FLAT
718 sq.ft. (66.7 sq.m.) approx.

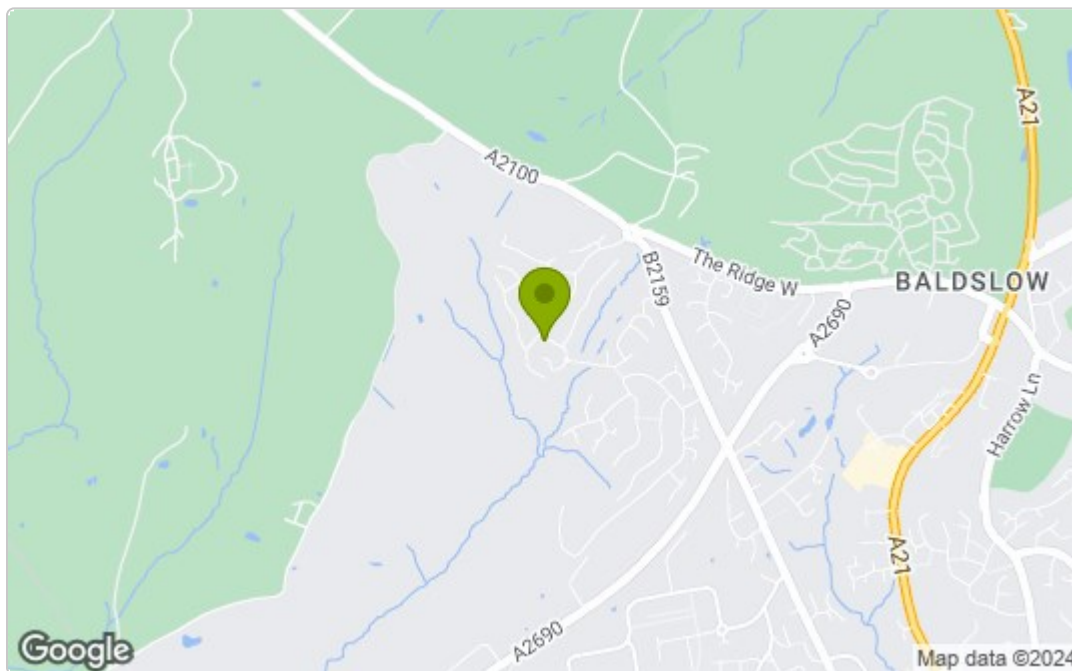


1ST FLOOR 2 BEDROOM FLAT

TOTAL FLOOR AREA: 718 sq.ft. (66.7 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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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.