



**Cookham Dene, Bexhill-On-Sea TN40 1RU**





**welcome to**

**Cookham Dene, Bexhill-On-Sea**

Fox & Sons are delighted to present to the market this well presented two bedroom purpose-built town centre apartment having a private balcony and elevated views. Viewing is highly recommended to fully appreciate what this property has to offer. Please call us on 01424 224243 to arrange a viewing.



### Communal Entrance

Having stairs riding to first floor landing.

### Entrance Hall

Having door leading to all rooms and double fronted storage cupboard.

### Lounge

20' 1" x 13' 6" ( 6.12m x 4.11m )

Having large double glazed patio sliding doors to the side aspect, overlooking and opening onto the balcony, wall lights and radiator.

### Balcony

Having glass balustrade with ample seating area.

### Kitchen

10' 8" x 9' 9" ( 3.25m x 2.97m )

A modern fitted kitchen with a range of wall and base units, incorporating one and a half bowl stainless steel sink and drainer, space and plumbing for washing machine, integrated fridge freezer, tile effect floor, tiled walls, wall mounted boiler, ample work surface space, gas hob, electric oven and double glazed window to the side aspect.

### Bedroom One

13' 3" x 10' 5" ( 4.04m x 3.17m )

Having double glazed window to the side aspect, fitted wardrobes and radiator.

### Bedroom Two

11' 5" x 10' 4" ( 3.48m x 3.15m )

Having double glazed window to the side aspect, built in wardrobes and radiator.

### Bathroom

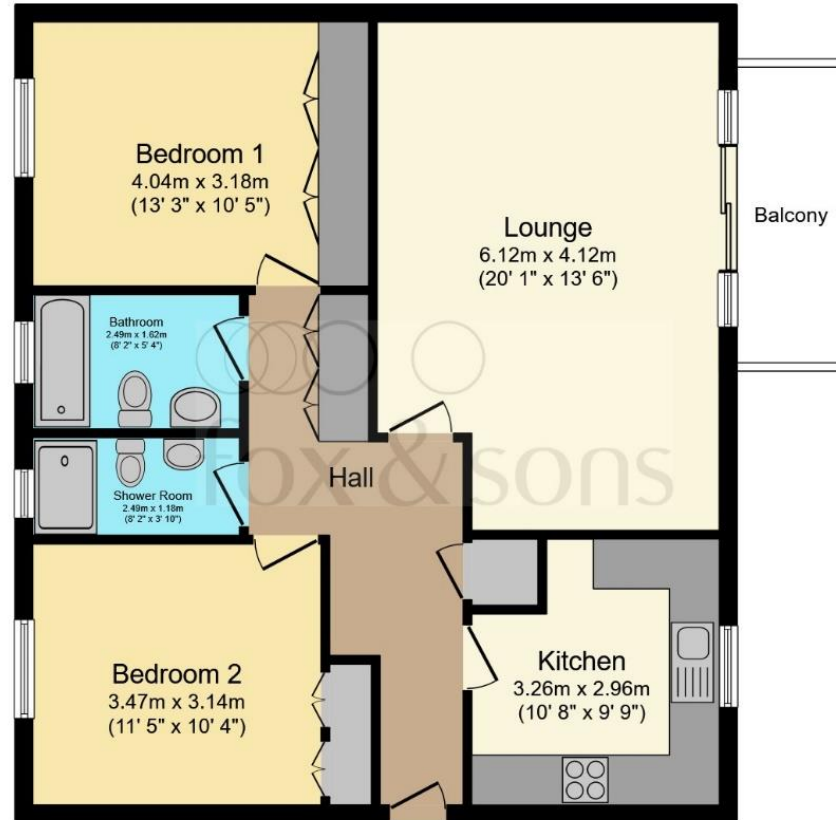
Having double glazed window to the side aspect, low level WC, wash hand basin, fully tiled walls, panel bath with shower attachment over and heated towel rail.

### Shower Room

Having double glazed window to the side aspect, large double shower cubicle, low level WC and wash hand basin.

### Garage

Garage with up and over door in nearby block.



Total floor area 77.8 m<sup>2</sup> (837 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



**view this property online** [fox-and-sons.co.uk/Property/BOS111741](http://fox-and-sons.co.uk/Property/BOS111741)



welcome to

## Cookham Dene, Bexhill-On-Sea

- **\*\*GUIDE PRICE \*\* £260,000 - £270,000 \*\*\*BALCONY WITH ELEVATED VIEWS**
- CLOSE TO TOWN CENTRE, TRAIN STATION & BUS ROUTES
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- SHOWER ROOM & BATHROOM

Tenure: Leasehold EPC Rating: C

offers in excess of

**£250,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
BOS111741 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



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