



Cooden Heights Cooden Drive, Bexhill-On-Sea TN39 3AE



welcome to

Cooden Heights Cooden Drive, Bexhill-On-Sea

Situated in the highly sought after Cooden location offer this beautifully presented 2 bedroom ground floor garden flat. The property firstly benefits from being located in the highly desirable Cooden location adjacent to Bexhill seafront, moments away from the highly popular Cooden Beach Hotel, bus routes, parks and Cooden train station to name a few. The property itself benefits from being sold with no onward chain and briefly comprises of; open-plan lounge/kitchen with bi-fold doors leading to private rear garden, two double bedrooms with the master having an en-suite, family bathroom and underfloor heating throughout. The property further boasts residents parking and garage en-bloc. To arrange a viewing please call today.



Entrance Porch

Communal front to ground floor flat.

Entrance Hall

Security system, entry phone, airing cupboard and under floor heating.

Lounge/kitchen

17' 5" x 27' 7" max (5.31m x 8.41m max)

Panoramic sea views, bi-fold doors to rear, wall lights and under floor heating.

Kitchen

Modern fitted kitchen including wall and base units, granite work surfaces, double electric oven and hob with cooker-hood. Integral washing machine, dishwasher and fridge/freezer. Direct sea views and under floor heating.

Bedroom One

25' 11" max x 10' 2" (7.90m max x 3.10m)

Double glazed front facing window, fitted wardrobes, wall lights and under floor heating.

En Suite

Double glazed side facing window. Fully tiled suite comprising of a shower cubicle with a rainfall shower, wc, wash hand basin with vanity unit, shaver point, extractor fan and under floor heating.

Bedroom Two

11' 10" x 9' 9" (3.61m x 2.97m)

Double glazed front facing window, built in wardrobes and under floor heating.

Bathroom

Fully tiled suite comprising of a bath with mixer taps, wc, wash hand basin and extractor fan.

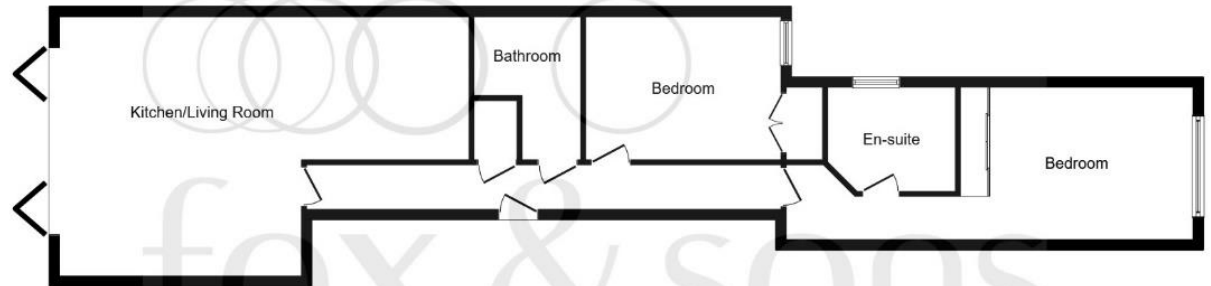
Rear Garden

Decked area adjoining the property with a further area being mainly laid to lawn with trees & shrubs. Panoramic sea views.

Garage

Electric up and over door, light and power.

Residents Parking



Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Fox & Sons Powered by www.focalagent.com



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welcome to

Cooden Heights Cooden Drive, Bexhill-On-Sea

- CHAIN FREE
- GARDEN FLAT
- PANORAMIC SEA VIEWS
- COODEN LOCATION
- RARELY AVAILABLE
- GARAGE & PRIVATE CAR PARK

Tenure: Leasehold EPC Rating: D

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
BOS109855 - 0007

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.


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