



BURGESS & CO. Flat 1, 7a Clavering Walk, Bexhill-On-Sea, TN39 4TW
01424 222255

Offers In Excess Of
£475,000 Leasehold



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Burgess & Co are excited to bring to the market this rare opportunity to acquire this three bedroom apartment situated on the first floor of this charming period building in one of the most desirable areas of Cooden and backing onto the award winning Cooden Beach Golf Club. Ideally located being within a short walk to the mainline railway station, the Relais Cooden Beach award-winning hotel. Little Common Village is within half a mile with its array of amenities, Doctors surgery and sought after primary school. The property has a private entrance with a staircase leading to the first floor landing and the accommodation comprises three double bedrooms, a kitchen/breakfast room, an exceptionally large sitting room with views over the golf course, a separate w.c and a family bathroom. To the outside there is a shared driveway leading to a garage, and to the rear, there is a delightful private and enclosed garden being mainly laid to lawn with a personal gate into the Golf Course behind. The property additionally benefits from gas central heating, double glazing and comes CHAIN FREE. Viewing is highly recommended to fully appreciate the quality and size of this apartment.

Private Entrance

With parquet flooring, double glazed window to the side, stairs to

First Floor Landing

With two radiators, several built-in cupboards, airing cupboard housing tank, three double glazed windows to the side.

Living Room

19'7 x 16'1

With two radiators, feature open fireplace, space for table & chairs, double glazed bay window to the rear with seating, two double glazed windows to the side.

Kitchen/Breakfast Room

11'2 x 8'8

Comprising matching range of base units, worksurface, inset 1 & 1/2 bowl sink unit, tiled splashbacks, fitted gas hob, fitted oven, space for fridge/freezer & washing machine, cupboard housing Potterton boiler, fitted cupboard, radiator, double glazed window to the side.

Bedroom One

16'1 x 15'7

With radiator, built-in wardrobes, double glazed bay window to the rear.

Bedroom Two

15'0 x 11'8

With radiator, built-in wardrobe, dual aspect with double glazed window to both sides.

Bedroom Three

16'7 x 11'2

With radiator, built-in cupboards, double glazed window to the side.

Bathroom

Comprising panelled bath with electric shower over, pedestal wash hand basin, low level w.c, partly tiled walls, heated towel radiator, double glazed frosted window to the front.

Separate W.C

Comprising low level w.c, wall mounted wash hand basin, tiled floor, double glazed frosted window to the side.

Outside

To the rear there is a private garden being mainly laid to lawn with mature hedges & fencing with a personal gate providing access to the golf course.

Garage

With double doors.

NB

There is the remainder of a 999 year Lease from 25 March

1995. We currently await the service charge information. Council tax band: D

