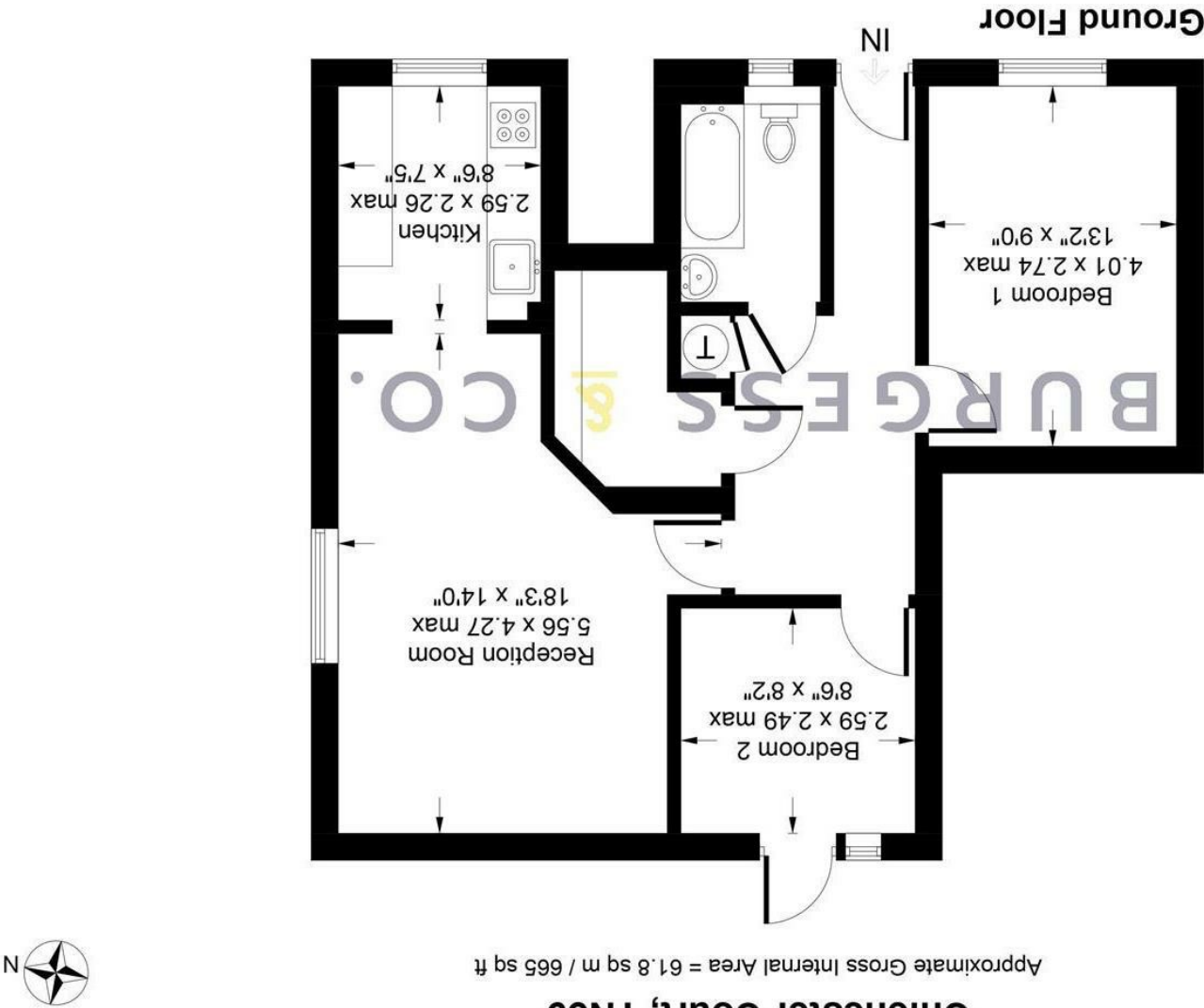


This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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BURGESS & CO. 27 Chichester Court, Osbern Close, Bexhill-On-Sea, TN39 4TL
01424 222255

Offers Over
£169,950 Leasehold



Burgess & Co are delighted to present this two bedroom ground floor apartment for the over 55's, ideally situated in Cooden being within close proximity to Cooden Beach train station, the beach and Little Common Village with its shops, restaurants, bus services and Doctors surgery. The accommodation comprises a good size reception room with dining space, modern fitted kitchen, two bedrooms, fitted bathroom and a private patio area leading onto the communal gardens. The property additionally benefits from a private entrance, off road parking and has no onward chain. Viewing is highly recommended by sole agents.

Private Entrance

With double glazed front door to

Entrance Hall

With electric heater, airing cupboard housing tank.

Living Room

18'3 x 14'10

With electric heater, electric fireplace & surround, double glazed window.

Kitchen

8'6 x 7'5

Comprising matching range of wall & base units, worksurface, inset sink unit with mixer tap, inset electric hob with extractor hood over, fitted oven, space for washing machine, space for standing fridge/freezer, double glazed window.

Bedroom One

13'2 x 9'0

With double glazed window.

Bedroom Two

8'6 x 8'2

With double glazed door leading to a private patio area and the communal gardens.

Bathroom

Comprising panelled bath with shower over & screen, pedestal wash hand basin, low level w.c, tiled walls, heated towel rail, vanity cupboard, double glazed frosted window.

Outside

To the rear there is a private patio area leading onto the well maintained communal gardens.

NB

There is the remainder of a 149 year Lease and we have been advised that the service charges are approximately £2,160 per annum with a peppercorn ground rent. Council tax band: B

