



BURGESS & CO.
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15 Cookham Dene, Buckhurst Road, Bexhill On Sea, TN40 1RU

£240,000 Leasehold -
Share of Freehold



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Burgess & Co are delighted to present to the market this bright and spacious flat on the first floor of this purpose built block. Ideally situated within a short walk from Bexhill Town Centre with its mainline railway station, shopping facilities, restaurants, seafront and the iconic De La Warr Pavilion. The property is accessed via a communal entrance with a staircase leading to the first floor with private front door. The accommodation is arranged to provide an entrance hall, a 20'ft living/dining room with access to a private balcony, a fitted kitchen, two double bedrooms, a shower room, and a bathroom. The property benefits from double glazing, gas central heating, a garage in block and a share of the Freehold. Viewing is essential by vendors sole agents to appreciate the accommodation on offer as well as the convenient location.

Communal Entrance Hall

With entry-phone system, stairs to

First Floor

With private front door to

Entrance Hall

With radiator, entry-phone system, two storage cupboards, parquet flooring.

Living/Dining Room

20'7 x 13'5
With radiator, serving hatch to kitchen, two double glazed windows to the rear, double glazed door to

Balcony

Being enclosed with glass balustrades.

Kitchen

11'9 x 9'7
Comprising matching range of wall & base units, worksurface, inset sink unit, inset electric hob with tiled splashback, fitted eye level double oven, space for washing machine, slimline dishwasher &

fridge/freezer, tiled floor, wall mounted Worcester boiler, double glazed window to the rear.

Bedroom One

11'5 x 10'2
With radiator, built-in wardrobes, double glazed window to the front.

Bathroom

8'2 x 5'4
Comprising bath, low level w.c, pedestal wash hand basin, radiator, tiled walls & floor, double glazed frosted window to the front.

Bedroom Two

11'5 x 10'1
With radiator, built-in wardrobes, built in work desk, built in draws, double glazed window to the front.

Shower Room

7'7 x 4'1
Comprising shower cubicle, low level w.c, pedestal wash hand basin, tiled walls & floor, underfloor heating, double glazed frosted window to the front.

Garage

Located in a block with up & over door

NB

There is the remainder of 245 year Lease from 29 September 1973 to include a share of the Freehold. We have been advised that the service charges are approximately £1,800 per annum. Council tax band: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

