

**RUSH  
WITT &  
WILSON**



**30 Westbourne Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3AA  
£280,000**

**A stunning third floor, two double bedroom purpose built seafront apartment with stunning sea views, southerly facing sun balcony, gas central heating system, double glazed windows and doors, lift access to third floor, garage en-bloc, share of freehold, VACANT POSSESSION, viewing comes highly recommended by RWW sole agents. Council Tax Band D.**



**Communal Entrance Hallway**

With stairs and lift to the third floor.

**Private Entrance Hallway**

Entrance door, mirror fronted double doored storage cupboard, double radiator, additional cloaks cupboard, entry phone system.

**Living Room**

19'9" x 13'0" (6.04 x 3.97)

Single and double radiators, windows overlook the front southerly elevation with sea views, door gives access to southerly facing sun balcony.

**Sun Balcony**

Panoramic sea views towards the South Downs in Eastbourne, perfect for table and chairs.

**Kitchen**

15'5" x 12'8" (4.70 x 3.88)

Window overlooks the rear elevation with views towards the Cooden Beach Golf Club, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, Neff electric hob with extractor canopy and light, integrated Neff double oven with grill, integrated Neff dishwasher, tiled splashback, built in fridge and freezer.

**Bedroom One**

17'10" x 11'0" (5.45 x 3.36)

Windows to both the side and front elevations with stunning sea views, double radiator, fitted bedroom furniture comprising a range of drawers, bedside cabinets, wardrobes and overhead storage compartments.

**Bedroom Two**

12'4" x 11'3" (3.76 x 3.43)

Window to the rear elevation, single radiator, built in mirror fronted sliding door wardrobe.

**Bathroom**

Suite comprising walk in double width shower, with marble effect splashback, chrome controls, chrome fixed showerhead and hand/shower attachment, corner wash hand basin with vanity unit beneath and shelving either side, double radiator, window to the side elevation.

**Cloakroom**

Modern wc with concealed cistern, wall mounted wash hand basin, single radiator, half height wall tiling, obscured glass window to the side elevation.

**Outside**

**Communal Gardens**

Communal gardens mainly laid to lawn, with various shrub and flowerbeds.

**Garage-En-Bloc**

With electric up and over door, power and light. 23

**Lease And Maintenance**

Service Charge £1600 - £2000 PA. Share Of Freehold. Lease 949 years remaining.

**Agents Note**

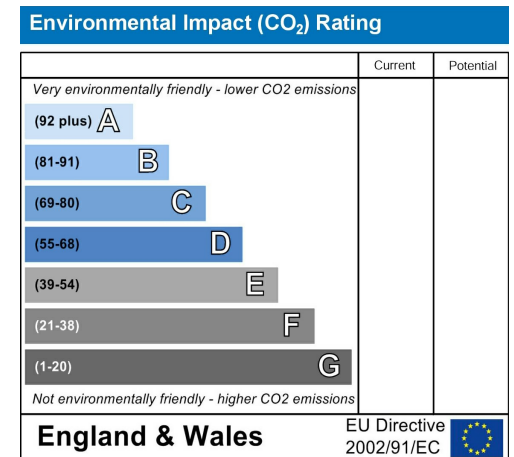
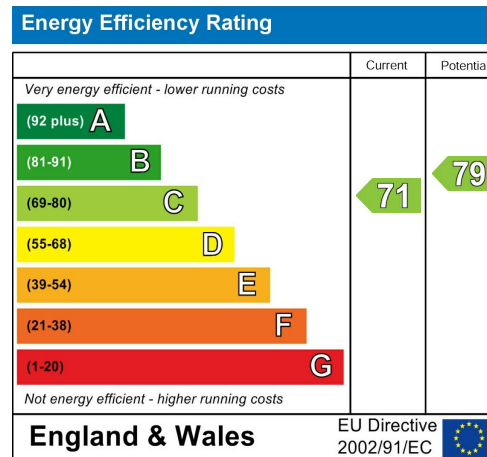
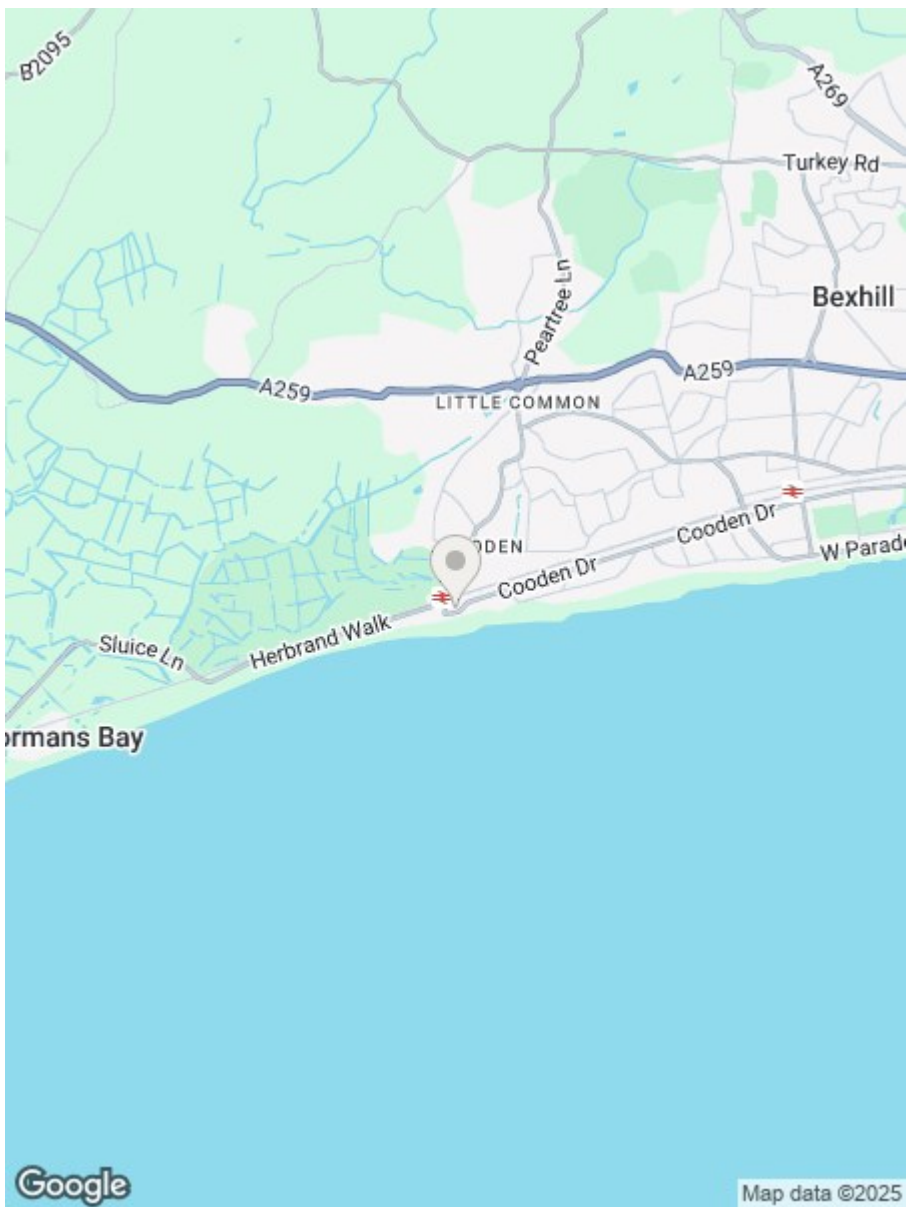
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL FLOOR AREA : 898 sq.ft. (83.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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