

RUSH
WITT &
WILSON



6 Parkleigh Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DG
£225,000 Share of Freehold

An opportunity to acquire this stunning purpose built second floor apartment, ideally located in this highly sought after location of west Bexhill.

Having been renovated to an exceptionally high standard by the current owners. The property offers bright and spacious accommodation throughout comprising a high spec modern fitted kitchen with bi-folding oak doors leading to the lounge/diner benefiting from far reaching views towards the sea, two double bedrooms, a modern fitted shower room and a large hallway with ample storage space. Other internal benefits include modern thermostatic electric panel radiators, double glazed windows and modern pressurised 'Mega-Flow' hot water cylinder all recently fitted along with a full re-wire. Externally, the property boasts well maintained communal gardens and residents off road parking. Conveniently situated within close walking distance to main route bus stops, seafront, parks, and Collington rail station with direct links to London, Gatwick, Brighton and Ashford International, while still only being a 0.3 mile walk to Bexhill town centre. Offered with a SHARE OF THE FREEHOLD and NO ONWARD CHAIN, viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this beautiful apartment in this highly desired location.



Communal Entrance Hallway

Stairs to second floor/top floor.

Private Entrance Hall

Obscured glass panelled composite front door leading to entrance hall, with modern thermostatic electric panelled radiator, access to loft space with pull down ladder (loft has light/power and is partially boarded) , two large storage cupboards, one with hanging space the other housing the newly fitted electric consumer unit, gas meter and electric meter, airing cupboard housing housing a Mega Flow pressurised hot water cylinder with slatted shelving, recessed ceiling spotlights.

Lounge/Diner

16'7 x 12'3 (5.05m x 3.73m)

Double glazed windows to the front elevation with rooftop views across the Polegate sports ground towards the sea, modern electric thermostatic panelled radiator, set of glass panelled bi-folding doors leading through to:

Kitchen

12' x 7'10 (3.66m x 2.39m)

Double glazed window to side elevation, modern fitted kitchen comprising a range of base and wall units with corian worktop surfaces, bowl and half sink with drainer and mixer taps and corian drainers, integrated electric Neff oven, worktop mounted Bosh electric five ring burner hob with fitted extractor hood above, space for under counter fridge, space for under counter freezer, part tiled walls, recessed ceiling spotlights, plumbing space for washing machine.

Bedroom One

11'9 x 8'8 (3.58m x 2.64m)

Double glazed window to rear elevation, modern electric thermostatic panelled radiator.

Bedroom Two

9'3 x 8'0 (2.82m x 2.44m)

Double glazed window to rear elevation, modern thermostatic electric panelled radiator, fitted wardrobe with modern sliding doors, comprising hanging space.

Shower Room

Obscured double glazed window to the side elevation, heated chrome towel rail, modern white suite comprising a very large walk in shower cubicle with power shower

comprising jets, showerhead and shower attachment, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, part tiled walls, recessed ceiling spotlights, extractor fan.

Outside

Front of Property

Mainly laid to lawn.

Off Road Parking

Off road parking to the front of the property on first come first served basis.

Lease & Maintenance

Share of Freehold, the lease is 999 from 1970 with 944 years remaining.

Service charge - £700 per annum.

Agents Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. **Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. **Photos, Videos etc:** The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any

necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. **VAT:** The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

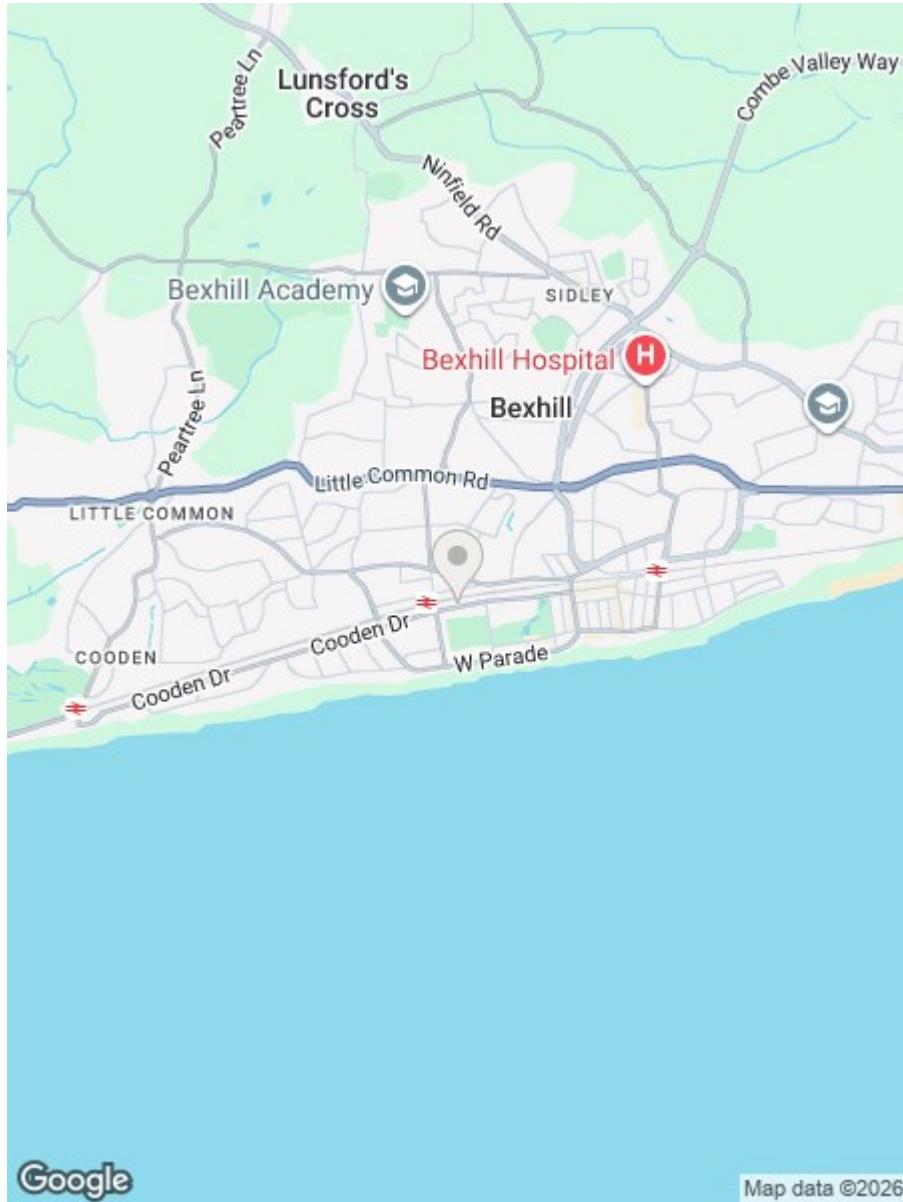




TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC