



OAKFIELD



Cooden Sea Road, Bexhill-On-Sea TN39 4FU

Asking Price £179,995



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This is an immaculately presented one bedroom second floor flat situated in the heart of Little Common village, with local shops and amenities on your doorstep.

The property is accessed via well maintained communal areas, with stairs to the second floor. Accommodation briefly comprises of an entrance hall with entry phone system and an airing cupboard, leading to a spacious open plan living room/kitchen. The living area has a double glazed window with Juliet balcony. The kitchen is fitted with a range of modern units and a range of integrated appliances, which include an electric oven and hob with a stainless steel cooker hood over, a slimline dishwasher and fridge/freezer and there is also space and plumbing for the washing machine. From the living room, there is a good sized double bedroom, again with a double glazed window with Juliet balcony. From the entrance hall, there is a modern fitted bathroom, fitted with a white suite, comprising of a bath with shower over, a WC and wash hand basin with vanity unit and there is a chrome heated towel rail and double glazed window to the front aspect.

The property was converted in 2020 and has the benefit of the remainder of a 125 year lease. Other benefits include electric heating, communal bin store and allocated parking space to the front of the property.

Viewing is highly recommended to fully appreciate what this stunning apartment has to offer.





Living Room/Kitchen Area
14'4 x 14'2 (4.37m x 4.32m)

Bedroom
14'3 x 9'2 (4.34m x 2.79m)

Bathroom
6'1 x 6'0 (1.85m x 1.83m)

Council Tax Band - A

Lease Information

The seller advises that the property is offered as leasehold and has approximately 120 years remaining on the lease. The service charge is approximately £720 per annum with a ground rent of £249 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.

Under the terms of the Estate Agency Act 1979 (Section 21) please note that the owner of this property is associated with "Oakfield Estate Agents".



Floor Plan



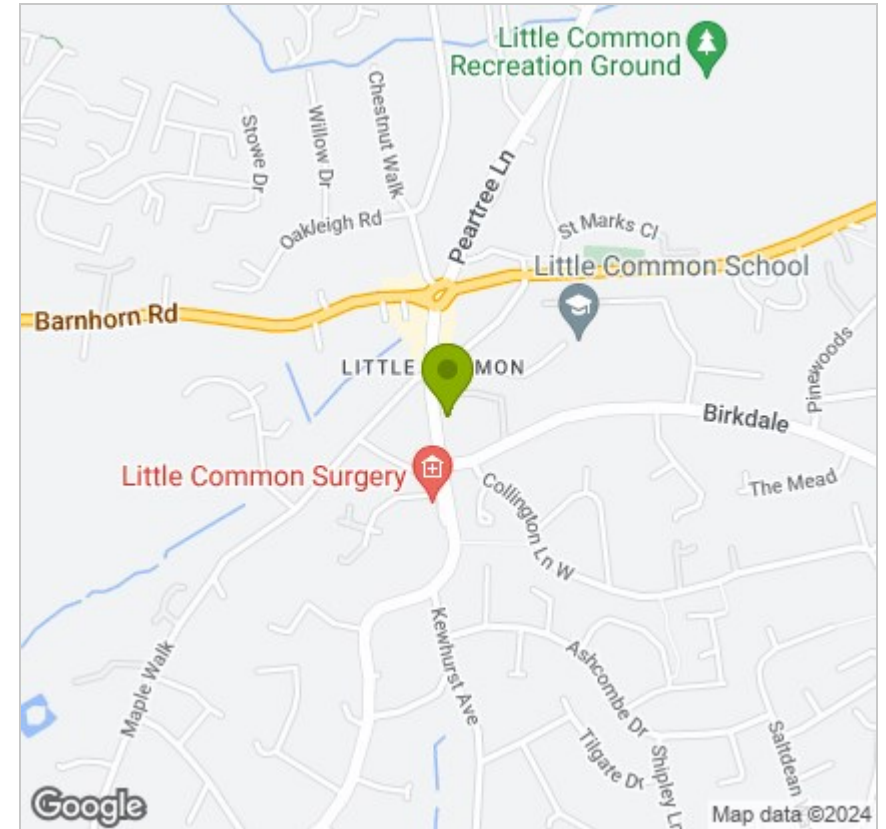
Viewing

Please contact us on 01424 224700 if you wish to arrange a viewing appointment for this property or require further information.

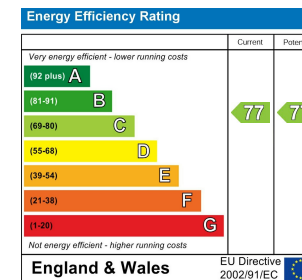
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Area Map



Energy Efficiency Graph



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