Abbott & Abbott

Estate Agents, Valuers and Lettings



Southwinds 17-19 Cooden Drive, Bexhill-On-Sea, TN39 3DL

Offers In The Region Of £345,000

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Southwinds 17-19 Cooden Drive

Bexhill-On-Sea, TN39 3DL

- PREMIUM TOP FLOOR APARTMENT WITH LIFT ACCESS
- APPROX. 104 YEAR LEASE REMAINING & NO ONWARD CHAIN
- KITCHEN: 10'5" x 9'2" (3.2m x 2.8m) — Separate, bespoke fitted
- BEDROOM 1 / SNUG: 17'0" x 12'9" (5.2m x 3.9m) — Juliet balcony & En-Suite
- FAMILY BATHROOM / SHOWER ROOM
- SPECTACULAR DUAL-ASPECT CRICKET GROUND & SEA VIEWS
- LIVING ROOM: 20'0" x 13'1" (6.1m x 4.0m)
- DEDICATED DINING ROOM: 15'5" x 6'6" (4.7m x 2.0m)
- BEDROOM 2: 10'9" x 11'1" (3.3m x 3.4m) — Double bedroom
- BESPOKE KITCHEN

Abbott and Abbott are delighted to offer this remarkably spacious and beautifully maintained top floor apartment in the prestigious Southwinds development with views over the Park, Cricket and Bowls grounds towards the sea. There is a lift to all floors.

Spanning 1,299 sq ft, this premium property offers flexible accommodation with the grand proportions of a house.

The entrance hall leads to a generous 20ft living room.

The layout is designed for versatile living; a separate kitchen and adjacent dining room offer dedicated culinary space, while the substantial 17ft principal bedroom features a Juliet balcony, private en-suite, and ample space to serve alternatively as a premium second lounge.

Additional benefits include a second double bedroom (also with views towards the sea and with an inset for a small office), principal bathroom, new combination boiler, secure private underground parking space, beautifully tended communal gardens, and passenger lift access. Situated on level ground within walking distance of the seafront, town centre, and station. Viewing is essential to fully appreciate the sheer scale, premium views on offer, and lifestyle opportunity.





Offers In The Region Of £345,000



ENTRANCE HALL	
INNER HALL	
LIVING ROOM	20'0" x 13'1" (6.1 x 4)
KITCHEN	10'5" x 9'2" (3.2 x 2.8)
DINING ROOM	15'5" x 6'6" (4.7 x 2)
BEDROOM 1	17'0" x 12'9" (5.2 x 3.9)
EN SUITE SHOWER ROOM	
BEDROOM 2	10'9" x 11'1" (3.3 x 3.4)
BATHROOM/SHOWER ROOM	
UNDERGROUND PARKING SPACE	
COMMUNAL GARDENS	
TENURE - LEASEHOLD	
LEASE - 105 YEARS REMAIN	



GROUND RENT - £200 PA

SERVICE CHARGE - £3600 PA







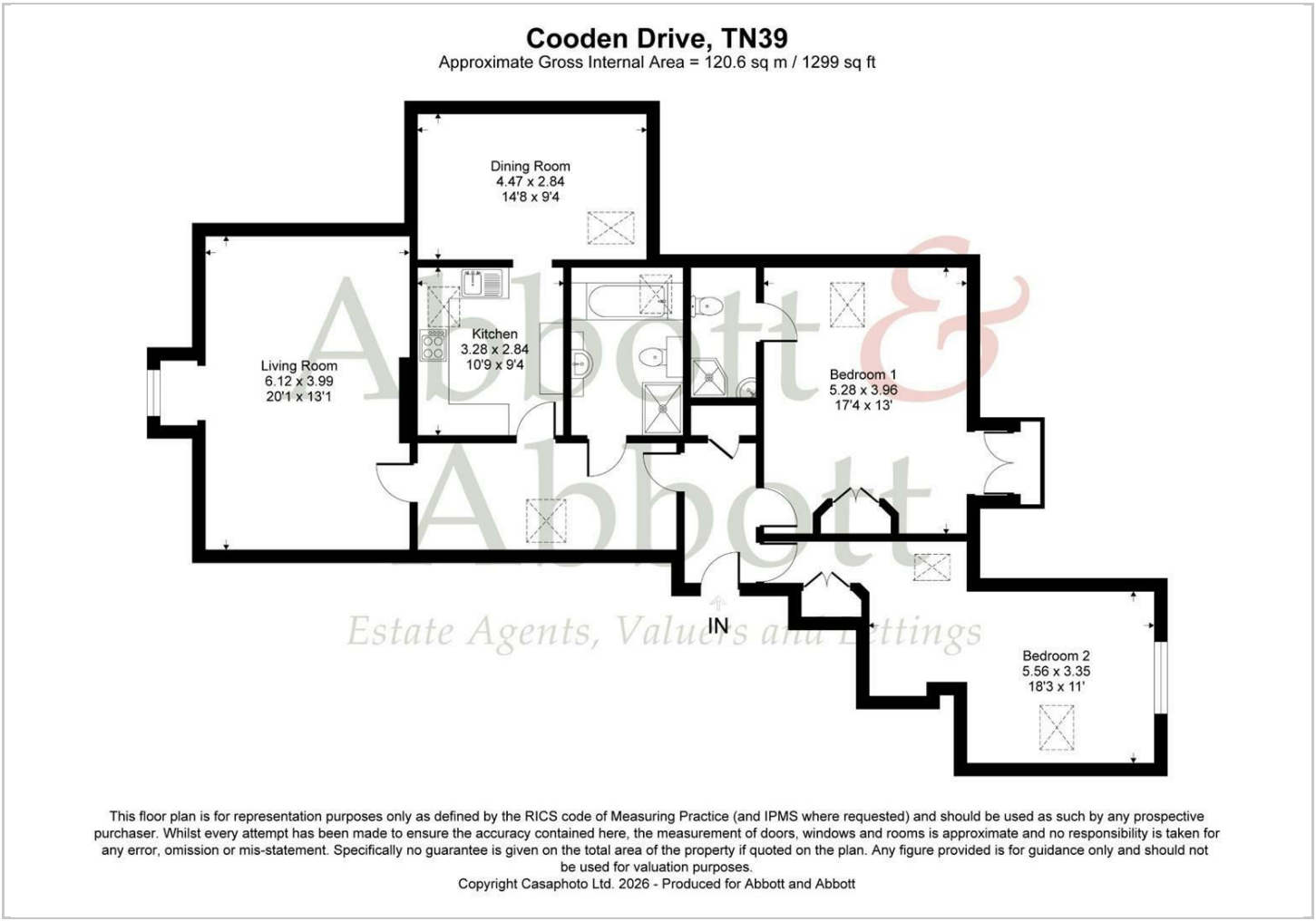








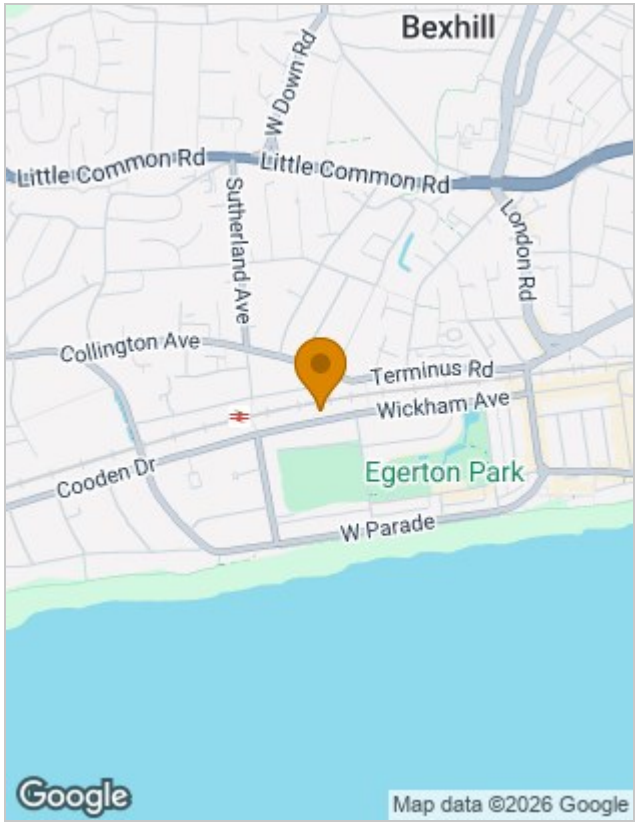
Floor Plans



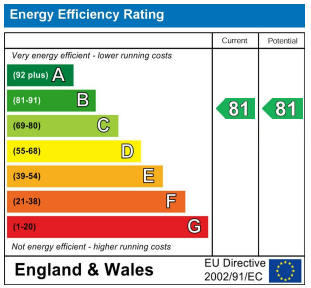
This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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.

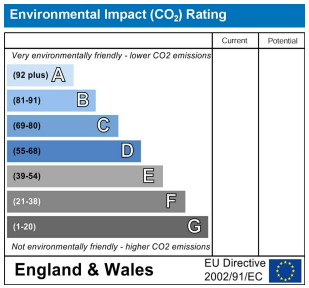
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Location Map



Energy Performance Graph





Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

25 Devonshire Road, Bexhill On Sea, East Sussex, TN40 1AH
Tel: 01424 212233 Email: sales@abbottandabbott.co.uk