

**RUSH  
WITT &  
WILSON**



**16, Marden Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DH  
Offers In Excess Of £230,000 Share of Freehold**

**A beautifully presented purpose built flat with accommodation providing three bedrooms, modern kitchen and bathroom, additional separate cloakroom, living room with south facing sun balcony. Other benefits include double glazed windows and doors, gas central heating system, garage, communal gardens, no chain. The property comes with share of freehold and viewing are highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Communal Entrance Hallway**

Stairs to the first floor.

### **Private Entrance Hall**

Double radiator, original parquet flooring, two spacious storage cupboards, additional hanging cloaks cupboard, linen cupboard with shelving.

### **Cloakroom**

Window, modern wc with low level flush, wall mounted wash hand basin with vanity unit beneath, tiled splashback.

### **Living Room**

15'8 x 11'1 (4.78m x 3.38m)

Window to front, original parquet flooring, double radiator, patio doors that lead out to and overlook the southerly elevation with the sun balcony.

### **Kitchen**

14'5 x 7'6 (4.39m x 2.29m)

Window overlooks the front southerly elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for cooker, mosaic tiled splashbacks, washing machine, dishwasher, cooker with gas hob, electric ovens, fridge/freezer.

### **Bedroom One**

11'8 x 11'1 (3.56m x 3.38m )

Window to the rear elevation, double radiator, fitting sliding door wardrobe cupboards.

### **Bedroom Two**

11'3 x 7'6 (3.43m x 2.29m)

Window to the rear elevation, double radiator.

### **Bedroom Three**

11'8 x 7'4 (3.56m x 2.24m)

Window to the rear elevation, double radiator.

### **Bathroom**

Obscured glass window to the side elevation, modern suite comprising walk-in shower cubicle with chrome controls, chrome shower head, wc with low level flush, pedestal wash hand basin, wall mounted chrome heated towel rail, tiled walls, wall mounted mirror fronted medicine cabinet.

### **Outside**

### **Communal Gardens**

The gardens are predominately laid to lawn with shrubs, plants and trees of various kinds creating a aesthetically pleasing outlook.

### **Garage En-Bloc**

The garage is situated to the rear.

### **Lease & Maintenance**

949 years remaining on the lease. we have been advised that there is an annual service charge of £2,500.

### **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.

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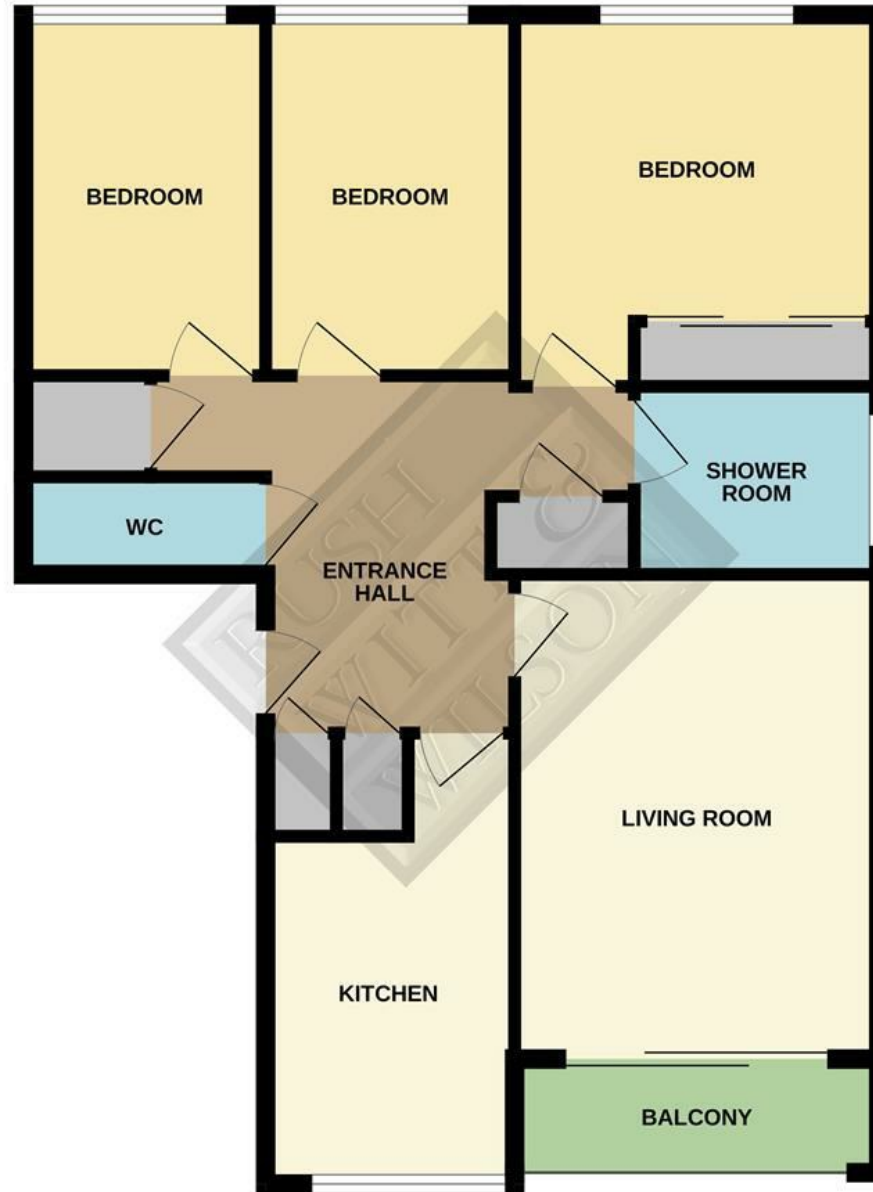
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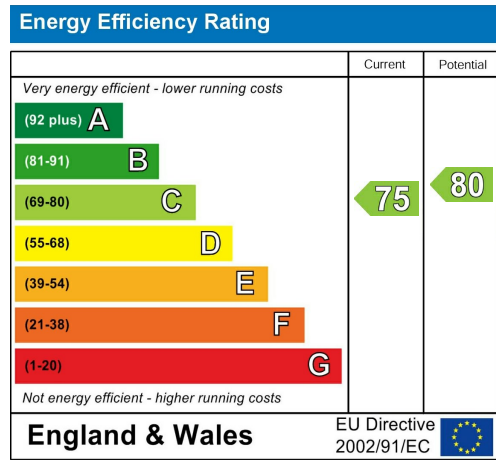
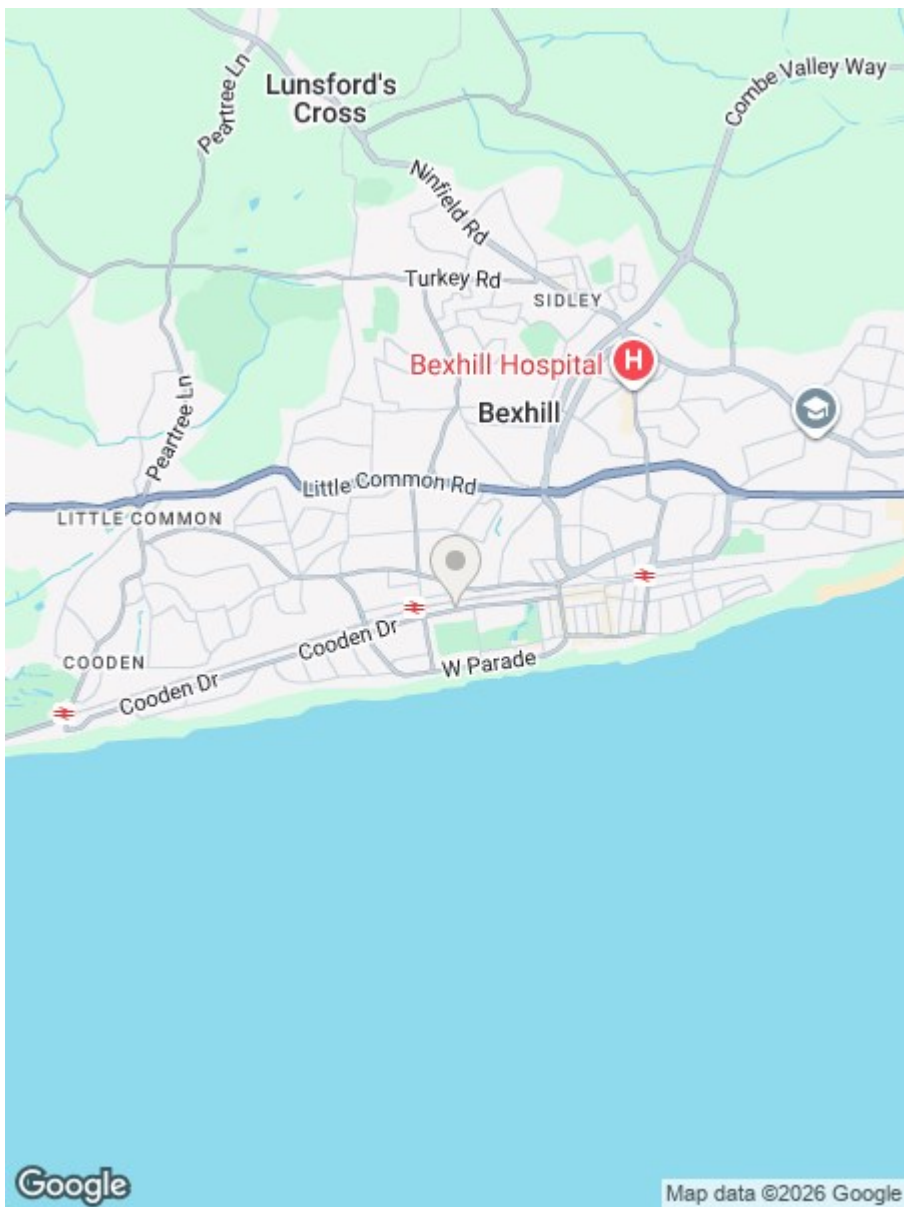


1ST FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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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