

**RUSH
WITT &
WILSON**



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WITT &

**12 Dudley House Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DD
£195,000 Leasehold**

About the property

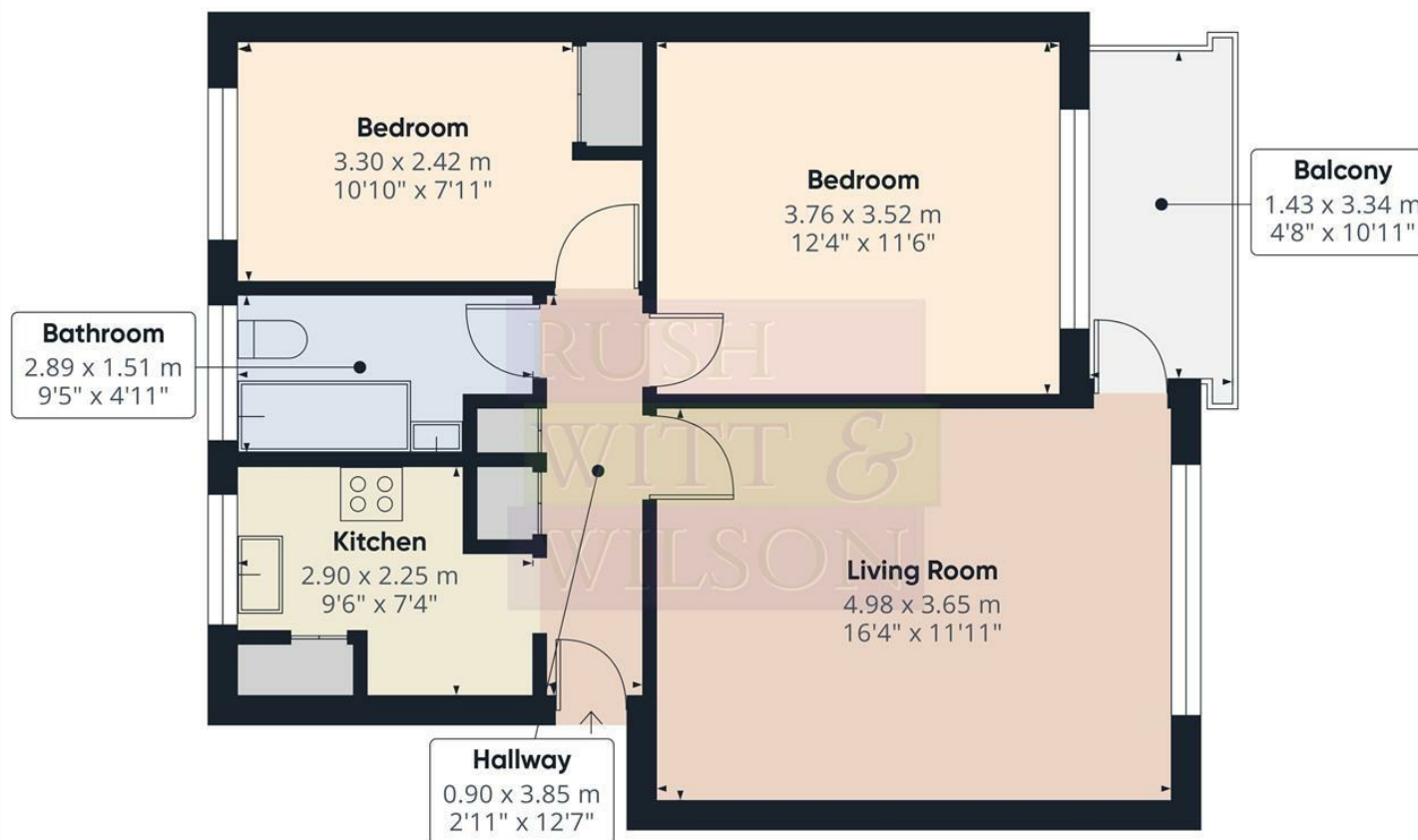
A two bedroom purpose built flat, situated on the second floor, beautifully presented throughout, comprising, entrance hallway, south facing living room with sea views & door leading onto the sun balcony, fitted kitchen, bathroom suite and two double bedrooms, with sea views to the main bedroom. Other internal benefits include double glazed windows throughout, night storage heaters and ample storage space.

Externally, the property boasts use of a private sun balcony, enjoying distant sea views, and garage en-bloc.

The property comes conveniently located within short walking distance to Bexhill Town Centre, Collington Train Station & Bexhill Train Station, Egerton Park & the Seafront. The property also comes situated close to other public transport such as bus stops etc.

Viewing comes highly recommended by Rush, Witt & Wilson Sole agents.





Approximate total area⁽¹⁾

56.1 m²

604 ft²

Balconies and terraces

4.8 m²

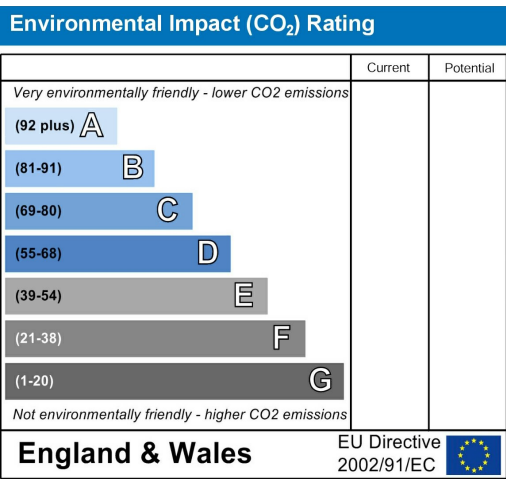
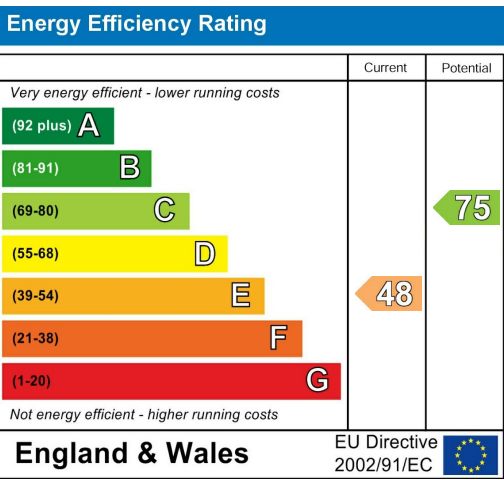
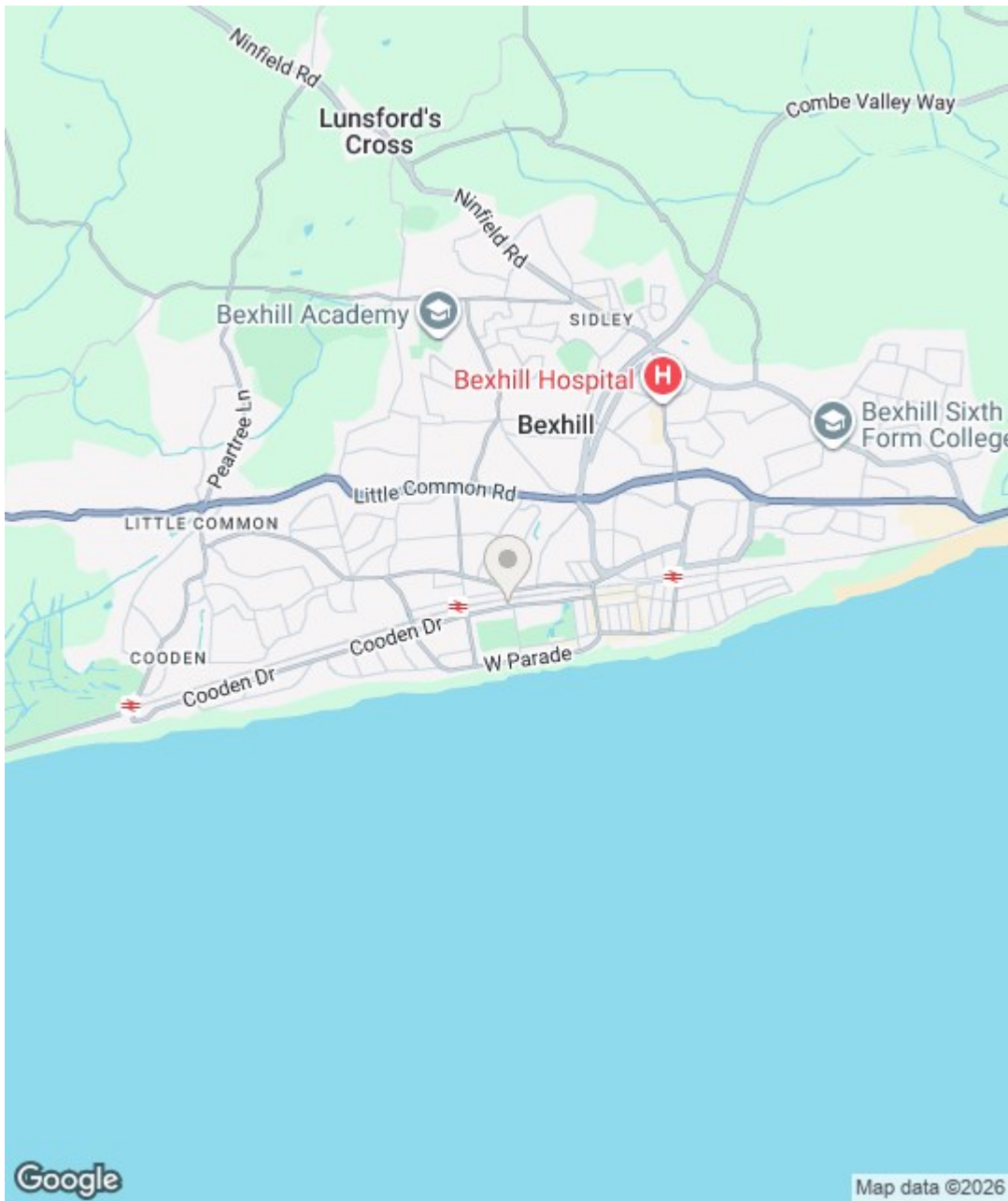
52 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Council Tax Band - B

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:

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