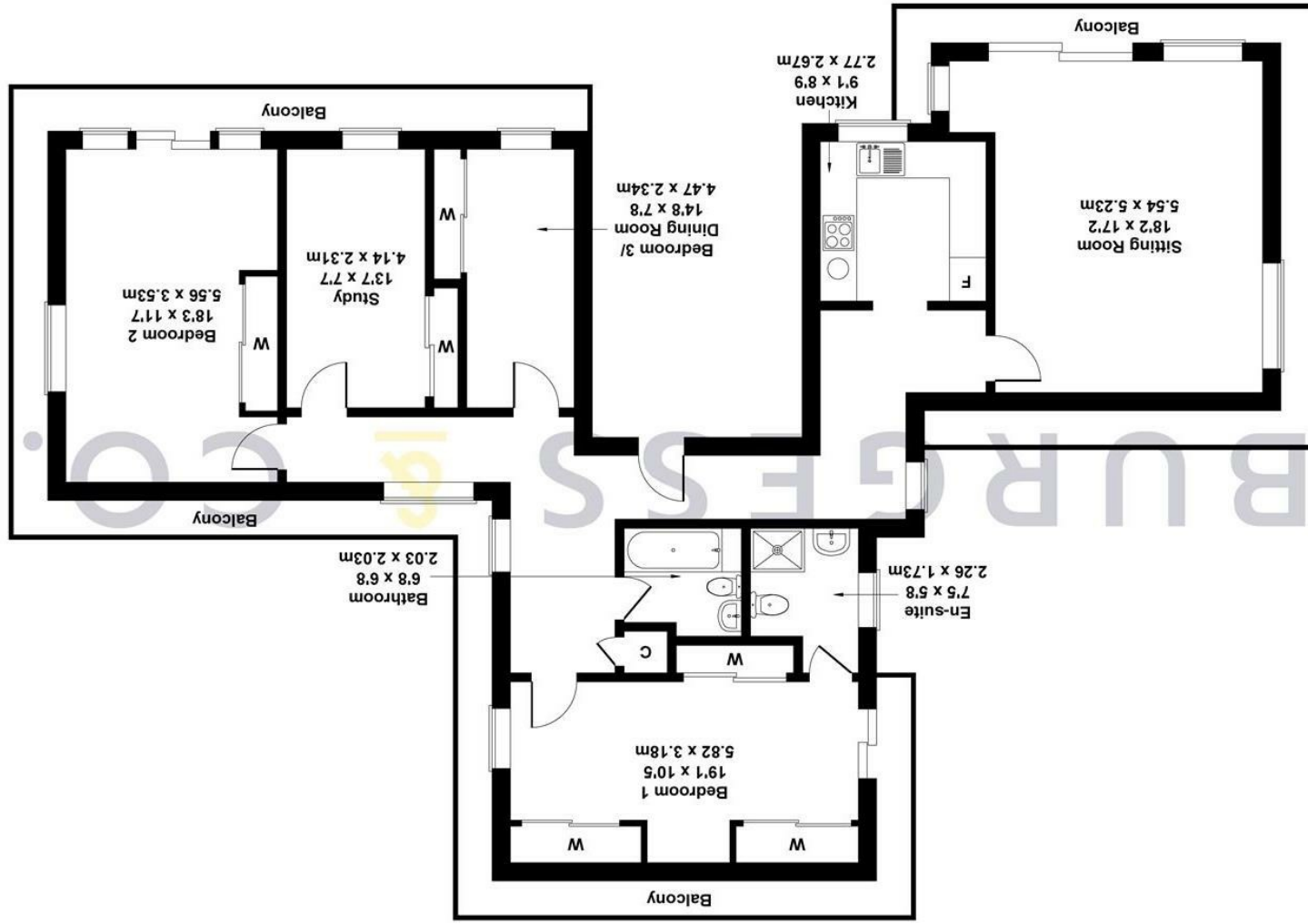




Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.



Cookham Dene
Approximate Gross Internal Area
1363 sq ft - 127 sq m

BURGESS & CO.
01424 222255

33 Cookham Dene, Buckhurst Road, Bexhill-On-Sea, TN40 1RU

£495,000 Leasehold -
Share of Freehold



01424 222255

Burgess & Co are delighted to present to the market this rarely available, bright and spacious penthouse with PANORAMIC VIEWS. Ideally situated within a short walk from Bexhill Town Centre with mainline railway station, shopping facilities, restaurants, seafront and the iconic De La Warr Pavilion. The property is accessed via a communal entrance with lift and stair access to the 3rd floor and then stairs lead up to the 4th floor to a private front door. The accommodation comprises a spacious entrance hall, an 18'2ft triple aspect sitting room, a fitted kitchen, two double bedrooms, one with an en-suite shower room, a dining room/bedroom three, a fitted study/bedroom four, and a family bathroom. The property benefits from double glazing, gas central heating, and a particular feature are the two 'wrap around' private balconies that run around most of the property with sea views. There are also two private garages and the property is to be sold CHAIN FREE. Viewing is essential to truly appreciate not only all the accommodation on offer, and the convenient location, but also the amazing views.

Communal Entrance Hall

With entry-phone system, lift to third floor, stairs to

Penthouse

With private front door to

Entrance Hall

With entry phone system, radiator, airing cupboard with plumbing for washing machine, fitted cupboard, three double glazed windows.

Sitting Room

18'2 x 17'2

With radiator, triple aspect with double glazed window to the side, double glazed window to the side with views towards Beachy Head, double glazed window & sliding door

Wrap Around Balcony

With far reaching views over the town to the sea.

Kitchen

9'1 x 8'9

Comprising matching wall & base units, worksurface, inset 1 & 1/2 bowl sink unit, fitted gas hob, fitted eye level double oven, integrated fridge/freezer, appliance space, hatch to sitting room, tiled walls, double glazed window to the front with sea view.

Bedroom One

19'1 x 10'5

With radiator, range of built-in wardrobes, bedside tables, chest of drawers, double glazed window to the side with sea view, double glazed sliding door to Balcony. Door to

En-suite Shower Room

7'5 x 5'8

Comprising corner shower cubicle with Mira electric shower & fitted seat, low level w.c, vanity unit with inset wash hand basin, tiled walls, shaver point, heated towel radiator, vanity mirror with cupboard, double glazed frosted window to the side.

Wrap Around Balcony

Views towards Beachy Head

Bedroom Two

18'3 x 11'7

With radiator, built-in wardrobes, double glazed window to the side with sea view, double glazed sliding door to balcony.

Bedroom Three/Dining Room

14'8 x 7'8

With radiator, built-in wardrobes, double glazed floor to ceiling window to the front with sea view. This could be used as a bedroom if required.

Study/Bedroom Four

13'7 x 7'7

With radiator, built-in wardrobe, built-in cupboard, built-in desk, double glazed window to the front with sea view. This could be a further bedroom if required.

Bathroom

Comprising panelled bath with shower attachment & handrails, low level w.c, vanity unit with inset wash hand basin, heated towel radiator, tiled walls, window to ceiling allowing natural light.

Two Garages

Located in a block of which one has an electric door, but both have light & power connected.

NB

There is the remainder of a 999 year Lease from 29 September 1973 to include a share of the Freehold. We have been advised that the service charge is £1,917 every 6 months. Council tax band: E

