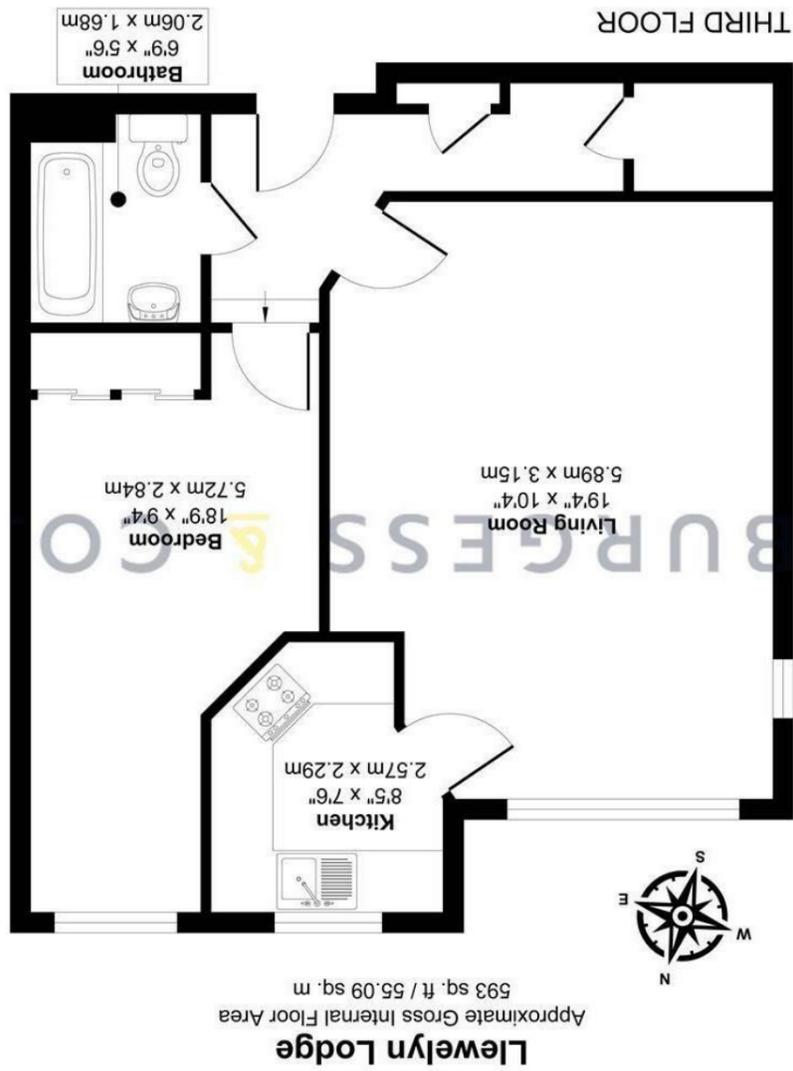




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BURGESS & CO.
01424 222255

Flat 43 Llewelyn Lodge, 21 Cooden Drive, Bexhill-On-Sea, TN39 3DB

£135,000 Leasehold



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Burgess & Co are delighted to bring to the market this spacious one bedroom third floor flat forming part of this purpose built retirement block. Ideally situated being close to Collington train station, Egerton Park, Polegrove and Bexhill Town Centre with its amenities, shops, restaurants, mainline railway station, bus services, seafront and the iconic De La Warr Pavilion. The accommodation comprises an entrance hall, a living room/diner, a fitted kitchen, a double bedroom and a bathroom. Further benefits include electric heating, double glazing, entry-phone system, an emergency pull cord system and on site manager. This property does have an age restriction and is designed for over 60's but does benefit from a number of communal facilities to include a residents lounge, laundry room, guest suite and delightful, well maintained communal gardens as well as parking on site, subject to availability. Viewing recommended by sole agents.

Communal Entrance

With entry-phone system, lift & stairs to all levels.

Third Floor

With private front door to

Entrance Hall

With entry-phone system, storage cupboard, meter cupboard.

Living Room/Diner

19'4 x 10'4

With electric heater, dual aspect with double glazed windows to the front & side. Door to

Kitchen

8'5 x 7'6

Comprising matching range of wall & base units, worksurface, inset sink unit with mixer tap, fitted electric hob with extractor hood over, fitted eye level double oven, space for fridge & freezer, double glazed window to the front.

Bedroom

18'9 x 9'4

With electric heater, built-in wardrobe, double glazed window to the front.

Bathroom

6'9 x 5'6

Comprising panelled bath with shower over, vanity unit with inset wash hand basin, low level w.c, light with shaver point, tiled walls, extractor fan.

Communal Facilities

There is access to an owner's lounge overlooking communal gardens, a guest suite, communal laundry facilities and 24 hour careline.

Outside

There are well maintained communal gardens and a residents car park to the rear.

NB

There is the remainder of an 125 year Lease from 1st March 2004. We have been advised that the service

charges are approximately £2,880 per annum and the ground rent is £301.30 paid every 6 months. Service charge is reviewed yearly (July) and the Ground Rent is reviewed every 7 years. Llewelyn Lodge is a managed block with an age restriction of 60 and over. Council tax band: C

| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 82 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

