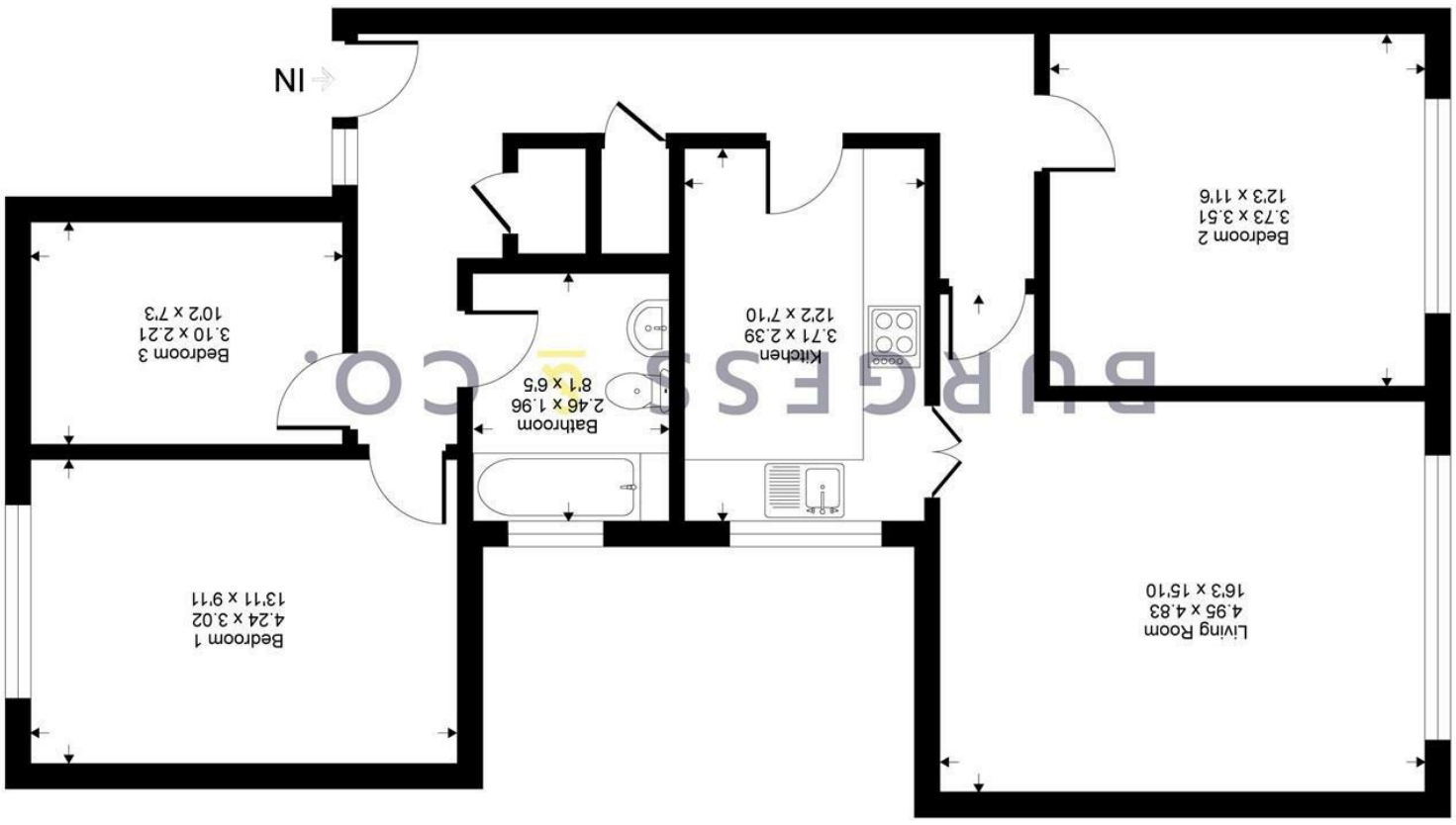

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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BURGESS & CO.
01424 222255

73 Cooden Sea Road, Bexhill-On-Sea, TN39 4SL

£180,000 Leasehold

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£180,000 Leasehold

01424 222255

CHAIN FREE Burgess & Co are delighted to present to the market this bright and spacious second floor apartment. Conveniently located in the heart of the ever popular Little Common Village with its amenities, shops, restaurants, Doctors Surgery and bus services. Bexhill Town Centre is within 2.5 miles providing further shopping facilities, restaurants, mainline railway station and seafront with iconic De La Warr Pavilion. The accommodation is accessed via a communal front door with stairs to the second floor and a private front door. The accommodation is arranged to provide an entrance hall, a living room, a kitchen, three double bedrooms and a bathroom. To the outside, there is a garage in block and the flat comes with a long Lease. The property is in need of refurbishment and would make an ideal first time buy or investment opportunity. Viewing is highly recommended by vendors sole agents.

Communal Entrance Hall

With stairs to

Second Floor

With private front door to

Entrance Hall

With two storage cupboards.

Living Room

16'3 x 15'10

With radiator, double glazed window to the front.

Kitchen

12'2 x 7'10

Comprising matching range of wall & base units, worksurface, inset sink unit, inset hob with extractor hood over, fitted oven, space for appliances, radiator, double glazed window to the side.

Bedroom One

13'11 x 9'11

With radiator, double glazed window to the rear.

Bedroom Two

12'3 x 11'6

With radiator, double glazed window to the front.

Bedroom Three

10'2 x 7'3

With radiator, double glazed window.

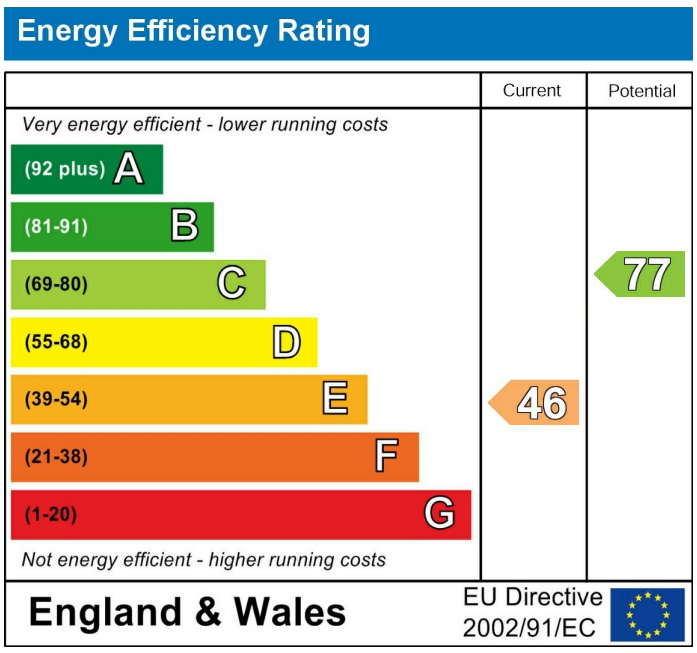
Bathroom

8'1 x 6'5

Comprising bath with shower over & screen, pedestal wash hand basin, low level w.c, partly tiled walls, radiator, double glazed frosted window to the side.

Garage

There is a single garage in a block located to the rear.

NB

There will be the remainder of a 999 year Lease from 28 September 1973. We currently await the service charges for 2025, but in 2024 they were £1,012.83 and we have been advised that pets are allowed with prior consent of the Freeholder and sublets are allowed. Council tax band: A