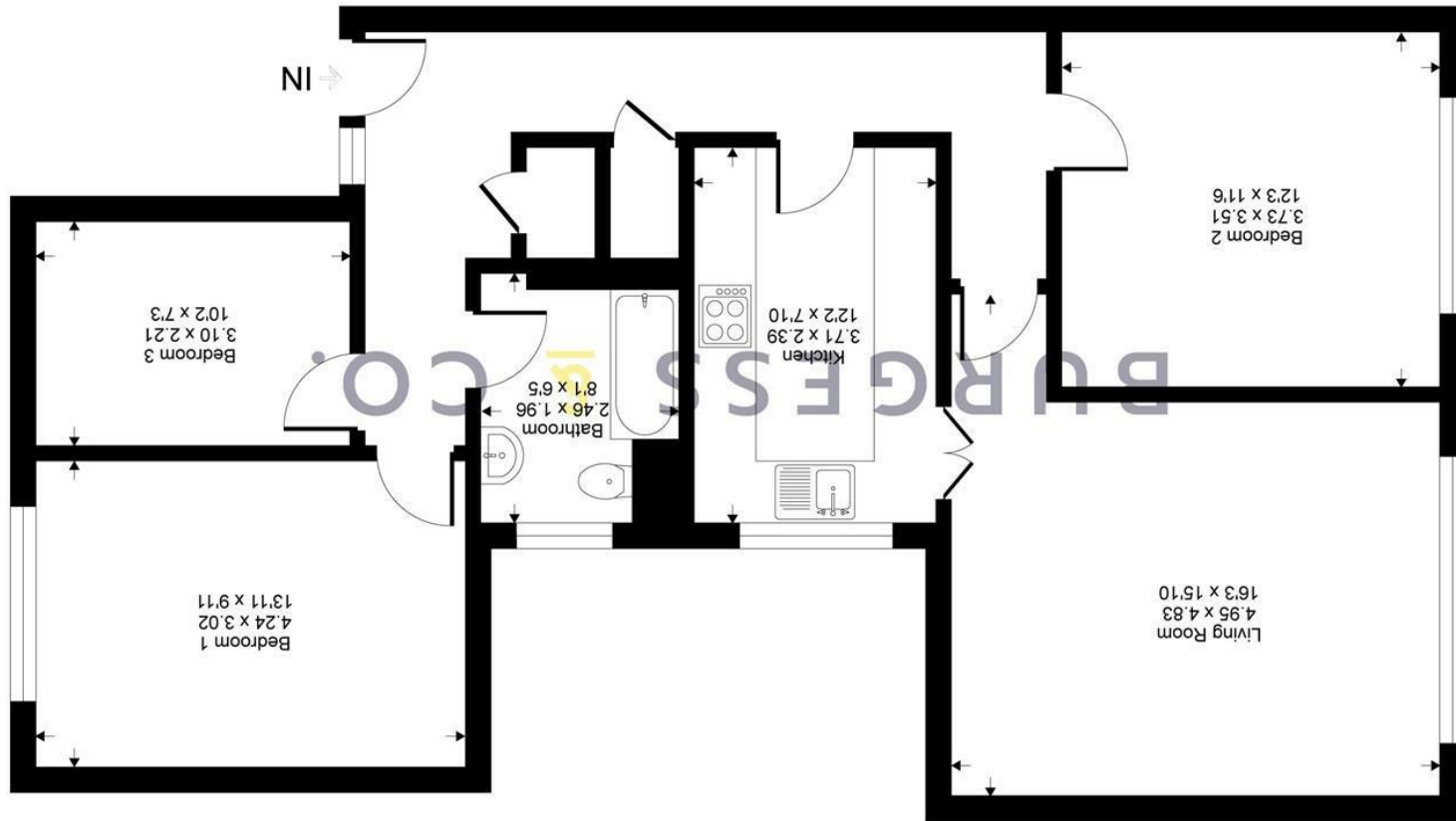




This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPRS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms 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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Cooden Sea Road, TN39  
Approximate Gross Internal Area = 84.3 sq m / 908 sq ft

BURGESS & CO.  
01424 222255

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

£215,000 Leasehold



01424 222255

**\*\*NO ONWARD CHAIN\*\*** Burgess & Co are delighted to present to the market this bright and spacious first floor apartment, forming part of this purpose built block. Situated on the main high street in Little Common Village being within walking distance of local shopping facilities, doctors surgery and bus services. Within a mile is Cooden Beach with hotel, golf club and mainline railway station. Bexhill Town Centre is also within 2.5 miles with further shopping facilities, restaurants and the iconic De La Warr Pavilion. The property has undergone full refurbishment throughout by the current owners and the flat is accessed via communal front door with stairs to the first floor. The accommodation comprises an entrance hall, a living room, a modern kitchen, three double bedrooms and a modern bathroom. To the outside, there is a garage in block and the property comes with the remainder of a long Lease. Viewing is highly recommended by vendors sole agents.

**Communal Entrance Hall**

With stairs to

**First 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 electric hob with extractor hood over, integrated double oven, undercounter fridge, freezer, dishwasher & washing machine, wall mounted gas boiler, 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 panelled bath with shower over & screen, low level w.c, vanity unit with inset wash hand basin, partly tiled walls, 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 £950.31 and we have been advised that pets are allowed with prior consent of the Freeholder and sublets are allowed. Council tax band: A

