

Not to Scale. Produced by The Plan Portal 2023
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Westbourne Court
Approximate Gross Internal Area
872 sq ft - 81 sq m

BURGESS & CO. 2 Westbourne Court, Cooden Drive, Bexhill-On-Sea, TN39 3AA
01424 222255

£285,000 Leasehold -
Share of Freehold



01424 222255

Burgess & Co are delighted to present to the market an opportunity to acquire a two bedroom ground floor apartment forming part of this popular purpose built block, situated within immediate walking distance of the beach, Cooden train station and The Relais Cooden Beach hotel. Little Common Village & Bexhill Town Centre are both within close proximity offering shopping facilities, doctors surgery and transport links. The accommodation comprises entrance hall, living/dining room with access to patio area, modern kitchen, two double bedrooms and shower room/w.c. Additional benefits include gas fired central heating, double glazing, communal gardens and private on-site parking to the rear. To be sold CHAIN FREE and with a SHARE OF FREEHOLD. An internal inspection is highly recommended.

Communal Entrance Hall

With entry-phone system, private front door to

Entrance Hall

With radiator, entry-phone system, large storage cupboard, airing cupboard.

Living/Dining Room

20'1 x 14'2

With radiator, double glazed window to the side, double glazed door to private patio area.

Kitchen

12'7 x 8'9

Comprising a matching range of wall & base units, work surface, tiled splashbacks, inset 1 & 1/2 bowl sink unit, inset electric hob with extractor hood over, fitted oven under, space & plumbing for washing machine, integrated microwave, space for fridge & freezer, breakfast bar area, wall mounted Worcester boiler, double glazed window to the front.

Bedroom One

13'6 x 10'9

With radiator, two built-in wardrobe areas, double glazed window to the rear.

Bedroom Two

13'6 x 11'5

With radiator, fitted wardrobes, double glazed window to the front.

Shower Room

10'3 x 6'7

Comprising large shower cubicle, pedestal wash hand basin, low level w.c, heated towel rail, wall mounted vanity unit, partly tiled walls, double glazed frosted window to the front.

Outside

There are well kept communal gardens and private on-site parking located to the rear.

NB

There is the remainder of a 999 year Lease from 25

December 1968 to include a share of the Freehold. We have been advised that the service charges are approximately £2,000 per annum and that no pets or lets are allowed. Council tax band: D

