

**RUSH  
WITT &  
WILSON**



**6 Parkleigh Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DG  
£275,000**



An opportunity to acquire this stunning purpose built second floor apartment with garage ideally located in this highly sought after location of west Bexhill. Having been renovated to an exceptionally high standard by the current owners, this property offers bright and spacious accommodation throughout comprising a high spec modern fitted kitchen with bi-folding oak doors leading to the lounge/diner benefiting from far reaching views towards the sea, two double bedrooms, a modern fitted shower room and a large hallway with ample storage space. Other internal benefits include modern thermostatic electric panel radiators, double glazed windows and modern pressurised 'Mega-Flow' hot water cylinder all recently fitted along with a full re-wire. Externally, the property boasts well maintained communal gardens, off road parking and a single garage en-bloc. Conveniently situated within close walking distance to main route bus stops, seafront, parks, and Collington rail station with direct links to London, Gatwick, Brighton and Ashford International, while still only being a 0.3 mile walk to Bexhill town centre. Offered with a SHARE OF THE FREEHOLD and NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill to appreciate this beautiful apartment in this highly desired location.



**Communal Entrance Hallway**

Stairs to second floor/top floor.

**Private Entrance Hall**

Brand new obscured glass panelled composite front door leading to entrance hall, with modern thermostatic electric panelled radiator, access to loft space with pull down ladder ( the loft has light/power and is partially boarded) , two large storage cupboards, one with hanging space the other housing the newly fitted electric consumer unit, gas meter and electric meter, airing cupboard housing housing a Mega Flow pressurised hot water cylinder with slatted shelving, recessed ceiling spotlights.

**Lounge/Diner**

16'7 x 12'3 (5.05m x 3.73m )

Double glazed windows to the front elevation with rooftop views across the Polegrove sports ground towards the sea, one modern electric thermostatic panelled radiator, set of glass panelled bi-folding doors leading through to kitchen.

**Kitchen**

12' x 7'10 (3.66m x 2.39m )

Double glazed window to side elevation, modern fitted kitchen comprising a range of base and wall units with corian worktop surfaces, bowl and half sink with drainer and mixer taps and corian drainers, integrated electric Neff oven, worktop mounted Bosh electric five ring burner hob with fitted extractor hood above, space for under counter fridge, space for under counter freezer, part tiled walls, recessed ceiling spotlights, plumbing space for washing machine.

**Bedroom One**

11'9 x 8'8 (3.58m x 2.64m )

Double glazed window to rear elevation, modern electric thermostatic panelled radiator.

**Bedroom Two**

9'3 x 8' (2.82m x 2.44m )

Double glazed window to rear elevation, modern thermostatic electric panelled radiator, fitted wardrobe with modern sliding doors, comprising hanging space.

**Shower Room**

Obscured double glazed window to the side elevation, heated chrome towel rail, modern white suite comprising a very large walk in shower cubicle with power shower

comprising jets, showerhead and shower attachment, low level wc, vanity unit with wash hand basin, mixer tap and storage cupboard beneath, part tiled walls, recessed ceiling spotlights, extractor fan.

**Outside**

**Front**

Mainly laid to lawn.

**Off Road Parking**

Off road parking to the front of the property on first come first served basis.

**Garage**

Single garage en-bloc with up and over door.

**Lease & Maintenance**

Share of Freehold. Service charge is approx. £300 half yearly. The lease is 999 from 1970.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



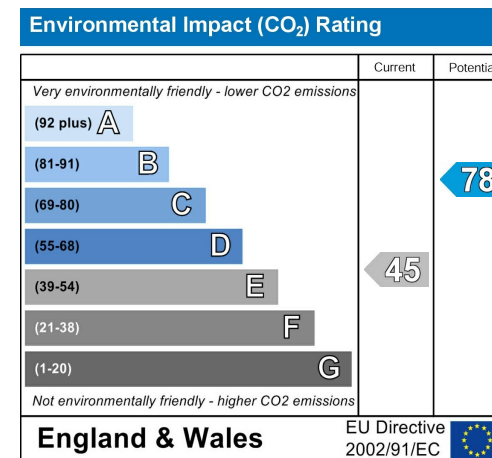
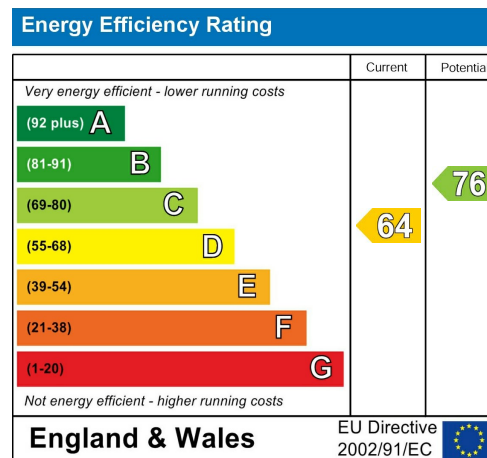
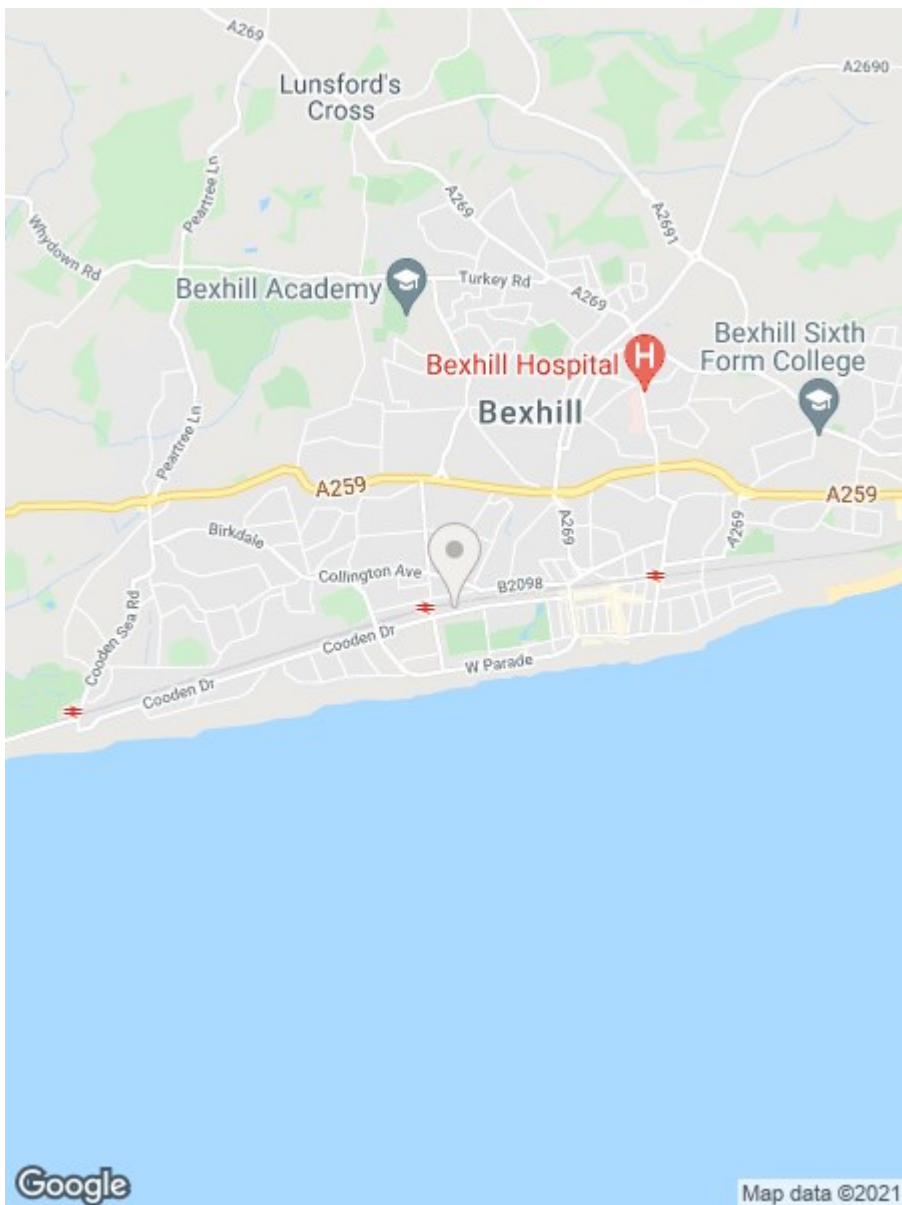




TOTAL APPROX. FLOOR AREA 623 SQ.FT. (57.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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