

**RUSH
WITT &
WILSON**



**1B Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DB
£229,000**

A beautifully presented one bedroom first floor flat forming part of a beautiful detached house. The flat comes with a garage and off road parking with private garden. There is a private entrance, newly fitted gas central heating system, double glazed windows and doors, newly fitted carpets and stunning southerly views over the Polegrove to the rear and sea beyond. It has been refurbished by the present owners and is bright and spacious, Lease Hold property with a remainder of 999 year lease. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Private Entrance Hallway

With entrance door and window to the side elevation and stairs lead to the first floor landing.

Hallway

Two covered radiators with obscure glass windows overlooking the side elevation.

Living Room

16'0" x 12'10" (4.88m x 3.93m)

Window seats in a beautiful bay window with a southerly aspect overlooking the Polegrove and the sea beyond.

Stairs to:-

Loft Room

12'5" x 5'11" (3.8m x 1.82m)

Pitched roof into the eaves space which is handy for storage or study area.

Kitchen

16'3" x 5'2" (4.97m x 1.6m)

Window to the side elevation. Modern fitted kitchen comprising a range of base and wall units with solid wood block worktops, five burner gas hob with extractor canopy and light, one and a half bowl composite sink unit with mixer tap, tiled splashbacks, integrated oven and grill, plumbing for washing machine, space for fridge/freezer, concealed lighting, chrome heated towel rail and solid oak flooring, newly fitted wall mounted Worcester boiler providing domestic hot water and central heating.

Study Room

9'9" x 3'0" (2.99m x 0.93m)

Double radiator, window to the side elevation.

Bedroom

13'3" x 10'1" (4.05m x 3.09m)

Window overlooks the front elevation, covered double radiator, fitted wardrobe cupboards and drawers.

En-Suite

Comprising w.c. with low level flush, pedestal wash hand basin, window overlooks the side elevation, oak flooring.

Bathroom

Travertine wall tiling, chrome heated towel rail, wall mounted wash hand basin, w.c. with low level flush, walk-in shower

cubicle with chrome controls and shower attachment, fixed chrome shower head and velux window to the side elevation, oak flooring.

Outside

Garage

With double front opening doors, power and light.

Private Garden

Is situated to the front of the property and is mainly laid to lawn with beautifully planted shrub and flower beds, tastefully fenced off with a combination of trellis and panelled fencing and small seating area.

Maintenance Details

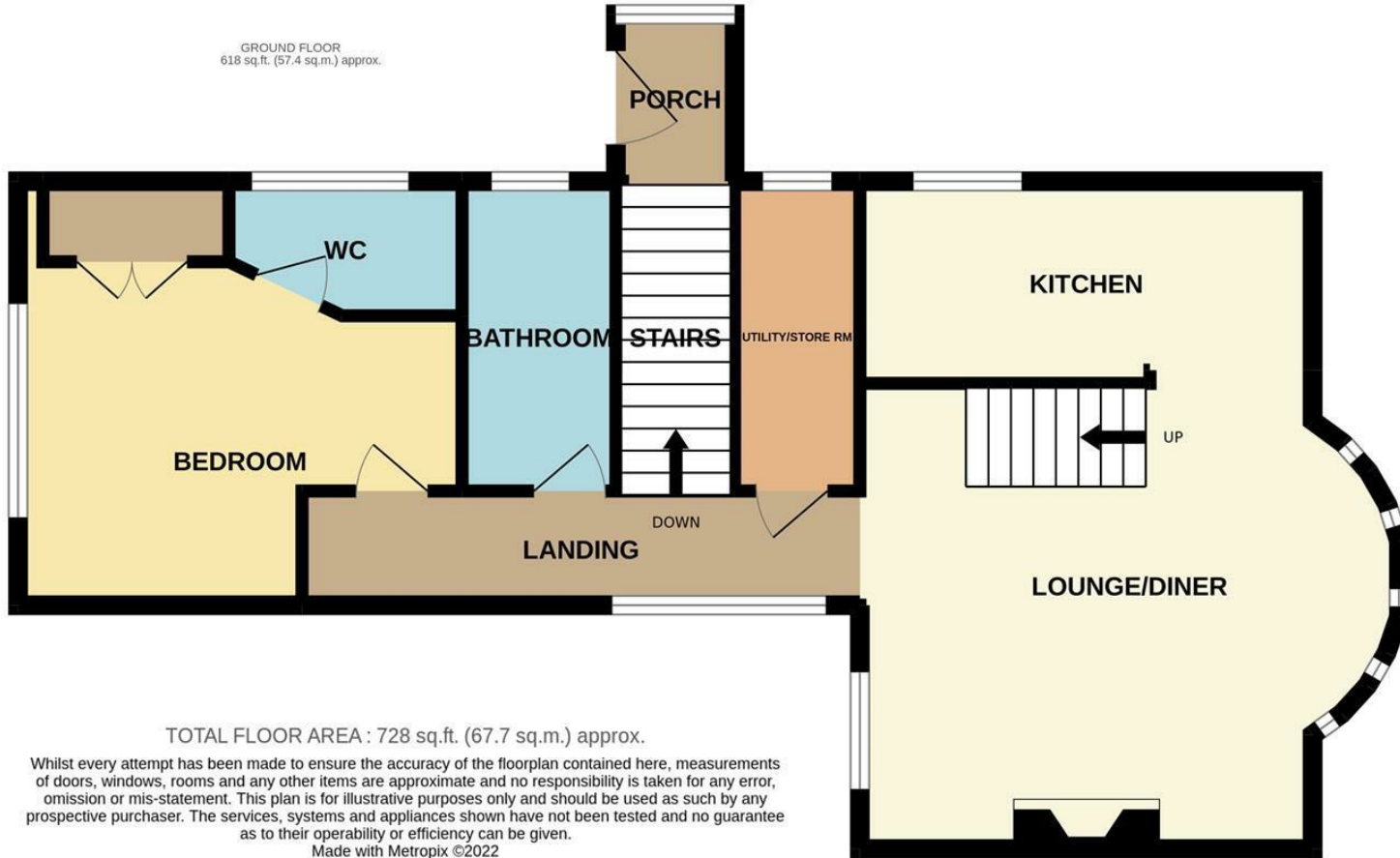
This is a leasehold property, with 999 years remaining from 1960, Maintenance is a 20% share as when needed shared between the four properties the ground rent is £125 per annum.

Agents Note

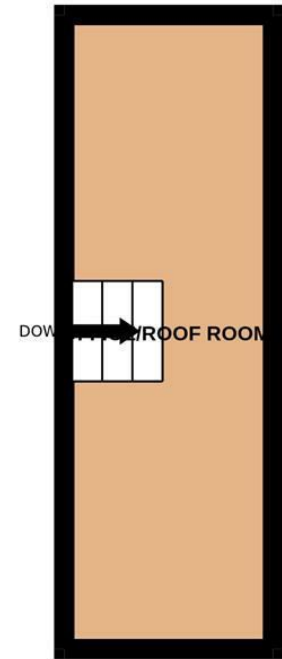
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.

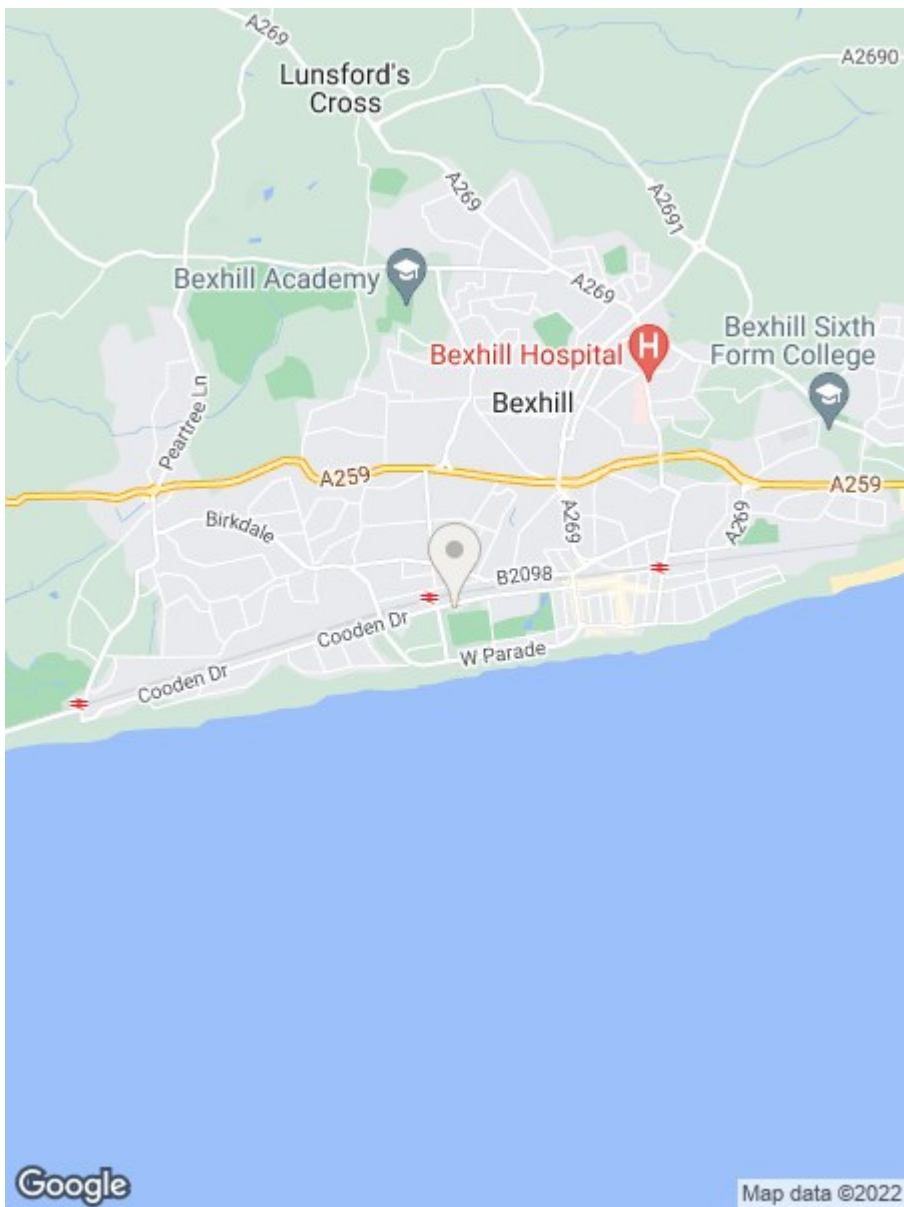


1ST FLOOR
110 sq.ft. (10.3 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO2 emissions</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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