

**RUSH  
WITT &  
WILSON**



**2 Marden Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DH  
£224,000**



**Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented two bedroom purpose built ground floor flat, ideally located in this sought after block. Offering bright and spacious accommodation throughout, the property comprises a spacious lounge with south facing balcony, fitted kitchen/breakfast room, two double bedrooms and a bathroom. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property offers beautifully maintained communal gardens to the front of the building, whilst to the rear there is a single garage en-bloc. Conveniently situated within easy walking distance of main route bus stops, Collington mainline rail station and still only a short walk to the seafront and Bexhill town centre. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning apartment in this highly popular location. Council Tax Band C.**



**Communal Hallway**

Communal Entry door with entry phone system leading to the communal hallway, flat is located on the ground floor, services cupboard housing the electric meter.

**Private Entrance Hall**

Internal front door leading to hall way, comprising radiator, two large storage cupboards both with fitted shelving, one housing the electric fuse box, additional extra large walk in airing cupboard/storage cupboard housing the hot water cylinder and water tank, fitted shelving and ample storage space.

**Lounge**

14'9" x 10'11" (4.51 x 3.35)  
Double glazed window and double glazed door to the front elevation giving access onto the south facing balcony, radiator.

**Kitchen/Breakfast Room**

11'0" x 7'5" (3.37 x 2.27)  
Double glazed window to the front elevation, radiator, fitted kitchen with a range of matching wall and base level units with laminate roll edge worktop surfaces, stainless steel single sink with drainer and mixer tap, plumbing space for washing machine, integrated electric oven, worktop mounted electric hob with fitted extractor hood above, space for undercounter double fridge/freezer, integrated under counter fridge/freezer, cupboard housing the gas central heating boiler, part tiled walls, cupboard housing gas meter.

**Bedroom One**

11'1" x 10'11" (3.40 x 3.33)  
Double glazed windows to the rear elevation, radiator, large range of fitted wardrobes comprising hanging space and shelving.

**Bedroom Two**

11'1" x 7'5" (3.40 x 2.27)  
Double glazed window to the rear elevation, radiator.

**Bathroom**

Colum radiator/chrome heated towel rail, white suite comprising low level wc, panel enclosed bath with mixer tap and shower attachment, pedestal mounted wash hand basin, fully tiled walls and floor, electric shaver point, extractor fan.

**Outside**

**Communal Gardens**

To the front of the property there are beautifully maintained communal gardens, which are mainly laid to lawn with some mature plants and shrubs, to the rear of the property there is a single garage en-bloc.

**Single Garage En-Bloc**

With up and over door.

**Lease And Maintenance**

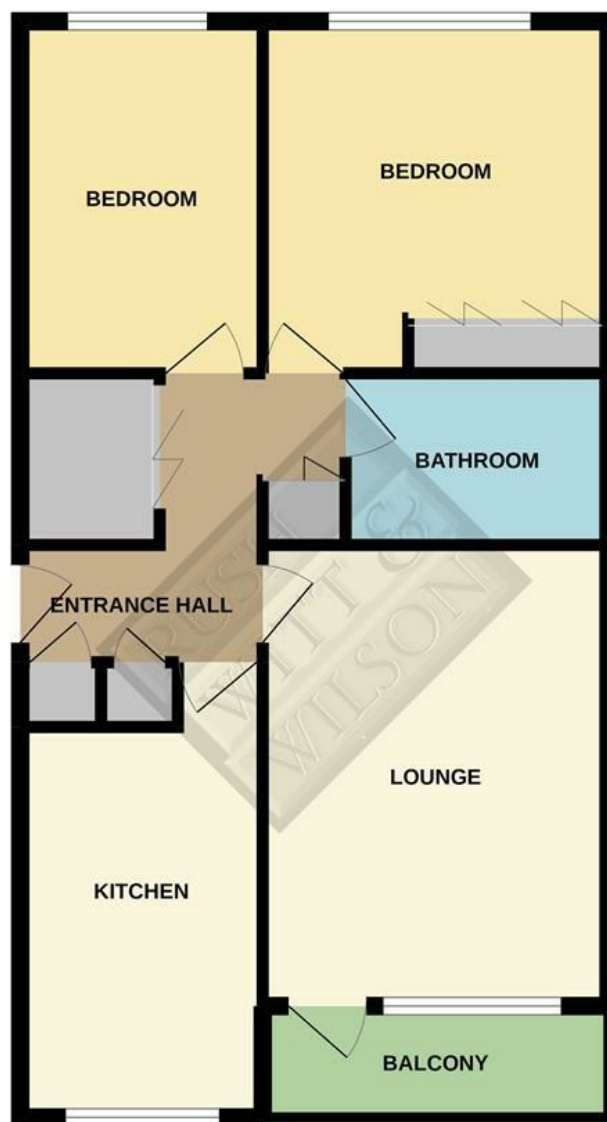
Share Of Freehold, 999 Year lease from 2009. Service charge £2200 p.a

**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.







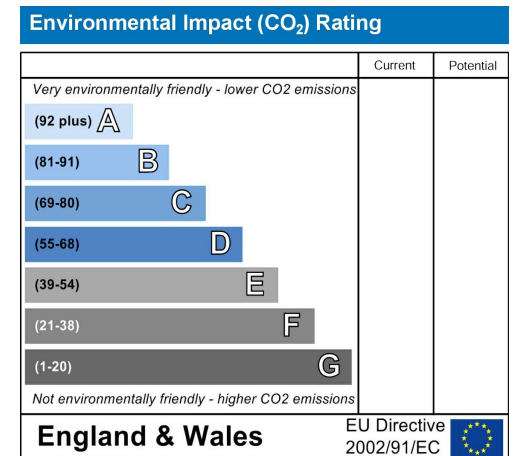
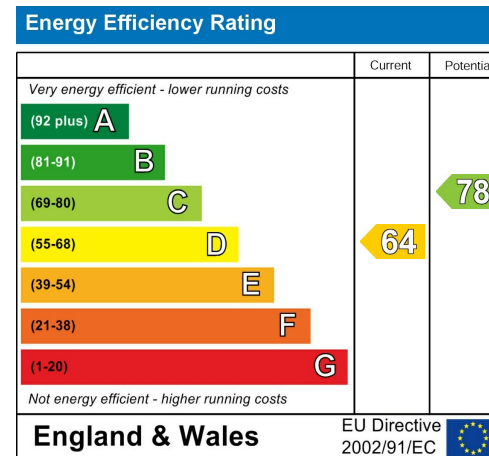
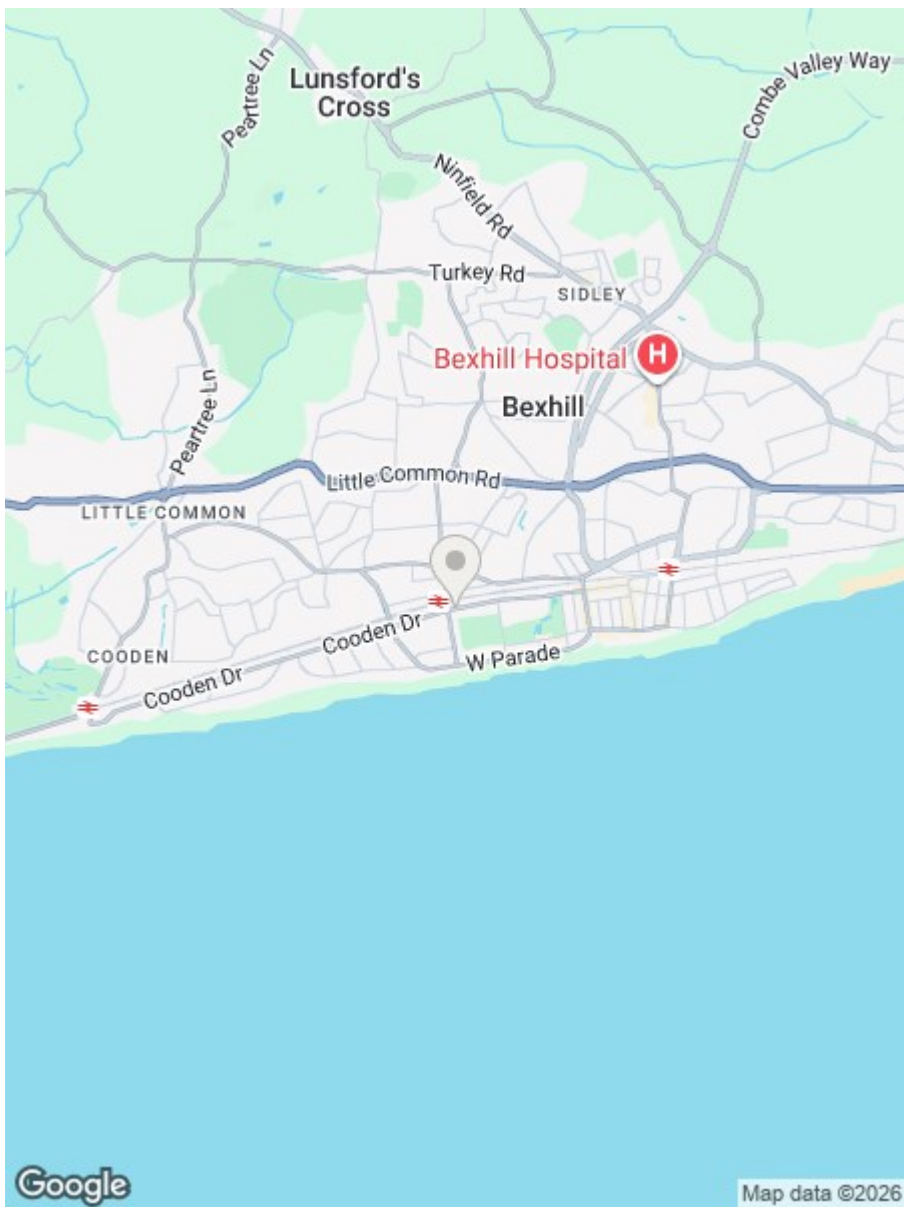
623 sq.ft. (57.9 sq.m.) approx.

TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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