RUSH WITT & WILSON

17 Southwinds Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DL

£339,500

An opportunity to acquire this stunning penthouse apartment, ideally located in this highly sought after and luxury modern block with underground car park and located within in easy walking distance of the beach. Offering bright and spacious accommodation throughout, the property comprises lounge, modern fitted kitchen, three double bedrooms with the master bedroom further benefiting from an en-suite shower room and large walk in dressing room/study, family bath/shower room. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property offers beautifully maintained south facing communal gardens and a secure gated underground car park with allocated parking space. Ideally situated in this highly sought after location of West Bexhill, just a short walk from seafront, mainline rail stations, bus stop, Egerton Park and amenities and only 0.4 mile walk to Bexhill town centre. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning penthouse apartment in this ideal location.

Communal Entrance Hall
Communal entrance door with entryphone system leading to the communal hallways, with stairs and lift to all floors.

Private Entrance Hall
Timber internal entrance door leading to hallway with two radiators, double glazed Velux window to the side elevation with fitted blind, fitted base level storage units with roll edge laminate roll top worktop surface and an airing cupboard housing the gas central heating boiler, pressurised mega flow hot water cylinder and electric consumer unit.

Lounge
20'2" x 13'2" (6.16 x 4.03)
Double glazed window to the front elevation, two radiator.

Kitchen
10'10" x 9'4" (3.31 x 2.85)
Double glazed Velux window with fitted blind to the side elevation, radiator, modern fitted kitchen with a range of matching wall and base level units with solid granite worktop surfaces, inset bowl and half sink with worktop drainer and mixer tap, integrated slimline dishwasher, integrated washing machine, integrated fridge/freezer, integrated electric eye level double oven and grill, worktop mounted gas hob with fitted extractor hood above, part tiled walls, tiled floor, ceiling mounted spotlights.

Bedroom One
14'8" x 13'0" (4.48 x 3.98)
Double glazed Velux window with fitted blind to the rear elevation, radiator, large fitted bedroom wardrobes with a range of hanging space, shelving with built in lighting system, door leading through to en-suite shower room, door leading through to dressing room/study.

En-Suite
Heated white towel rail, low level wc, walk in corner shower cubicle with wall mounted shower controls and shower attachment, corner hand wash basin with mixer tap, part tiled walls, tiled floor, extractor fan, bathroom light with shaver point.

Walk In Dressing Room/Study
16'7" x 8'7" (5.07 x 2.63)
Double glazed Velux window to the rear elevation, radiator.

Bedroom Two
18'4" x 11'1" (5.59 x 3.40)
Double glazed window to the rear elevation overlooking the Polegrove playing fields with views towards the sea, Double glazed Velux window with fitted blind to the side elevation, radiator, built in wardrobe with hanging space.

Bedroom Three
14'11" x 9'6" (4.57 x 2.90)
Double glazed window to the rear elevation with views across the Polegrove playing fields towards the sea, radiator, built in wardrobe with hanging space and shelving, additional fitted wardrobe with hanging space, shelving and overhead storage cupboards.

Bath/Shower Room
Double glazed Velux window with fitted blind to the side elevation, heated white towel rail, bathroom suite comprising vanity unit with his and her sinks, both with mixer taps and storage cupboards beneath, panelled enclosed bath with mixer tap and shower attachment, low level wc with concealed cistern, walk in shower cubicle with wall mounted shower cubicle with wall mounted shower controls and shower attachment, part tiled walls, tiled floor, electric shaver points.

Outside

Communal Gardens
Beautifully maintained south facing communal gardens, mainly laid to lawn with lots of mature plant, shrub and hedge boarders, water feature.

Underground Carpark
Gated secure access to the underground carpark with allocated parking space.

Lease And Maintenance
108 years remaining on the Lease. Ground Rent is £200 p/a. Service Charge £1580 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.

TOTAL APPROX. FLOOR AREA 1380 SQ.FT. (128.2 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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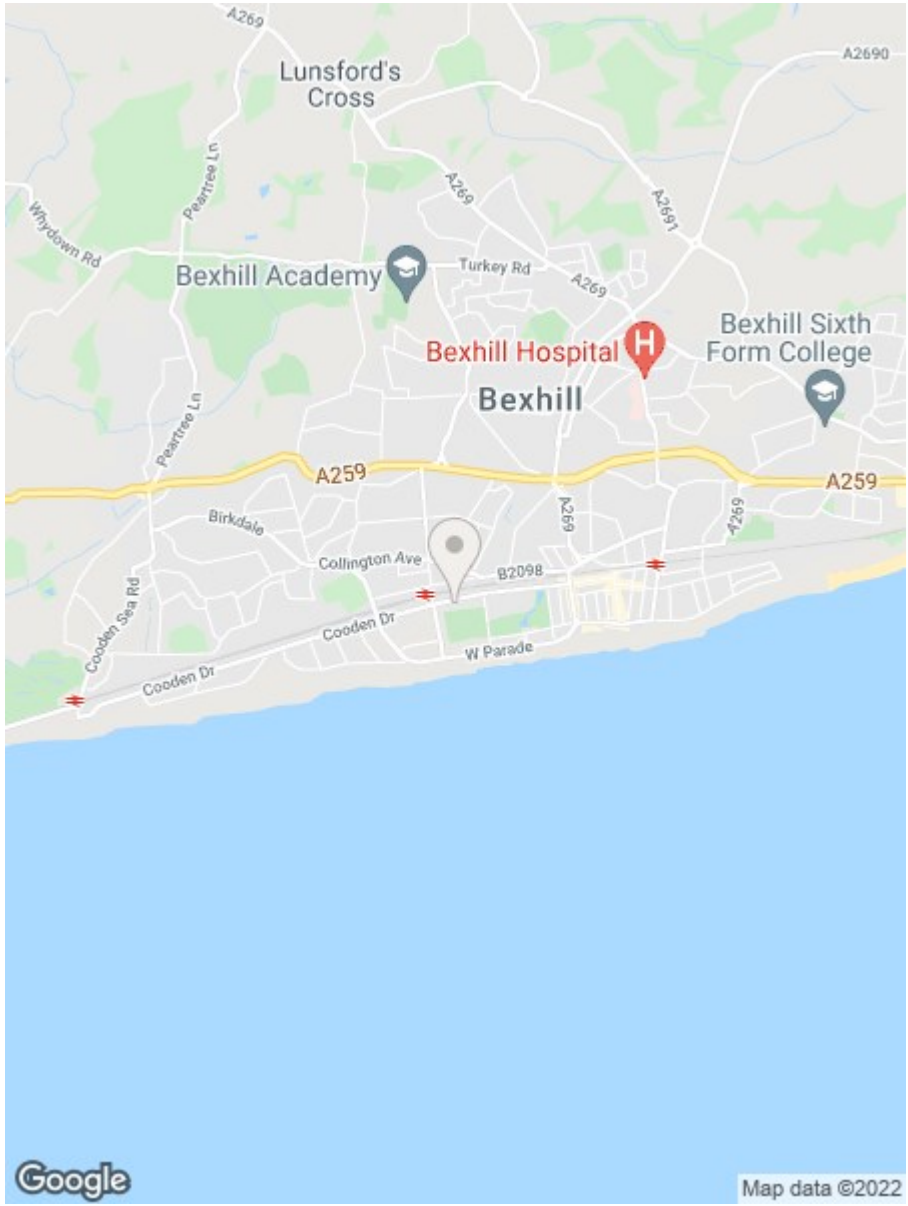

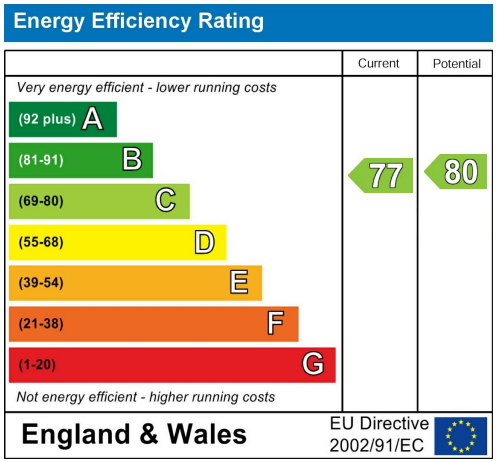

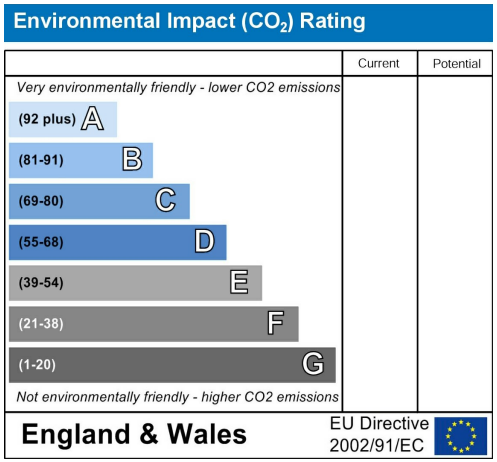

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