

**RUSH
WITT &
WILSON**



**3 Marden Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DH
£220,000**

A beautifully presented first floor purpose built apartment in a popular location, accommodation comprises two double bedrooms, south facing sitting room with access to private south facing balcony, fitted kitchen/ breakfast room and bathroom. Internal benefits include numerous storage cupboards gas fired central heating system, double glazed windows and doors. Externally the property benefits from well-maintained communal gardens and single garage en bloc. Located within easy access of Bexhill town centre, main line rail station and seafront. Marden Court is on a direct bus route (bus stop is outside) into town, Hastings, Eastbourne and beyond. The property is offered with no onward chain and share of freehold.



Communal Entrance Hall**Private Entrance Hall****Living Room**

15' x 10'10 (4.57m x 3.30m)

Kitchen/ Breakfast Room

14'2 x 7'6 (4.32m x 2.29m)

Bedroom One

11'9 x 11'3 (3.58m x 3.43m)

Bedroom Two

11'3 x 10'10 (3.43m x 3.30m)

Bathroom**Outside****Communal Gardens****Garage****Maintenance Details**

Remainder of 999 year lease, share of freehold, approx.
£1400 p.a service charge.

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.







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	

**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**