

**RUSH  
WITT &  
WILSON**



**3 Robin Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DQ  
£235,000**

**A two bedroom first floor apartment, situated in this popular residential block, located in Cooden Drive Bexhill. Offering bright and spacious accommodation throughout the property comprises two double bedrooms, a modern fitted kitchen/breakfast room, south facing living room with sun balcony, bathroom and separate wc. Other internal benefits include gas central heating to radiators and double glazed windows and doors throughout. Externally the property boasts a garage en-bloc and communal gardens to the front of the property. Viewing Comes Highly Recommended by RWW. Council Tax Band C.**



**Communal Entrance Hallway**

With stairs leading to first floor.

**Private Entrance Hall**

With entrance door, three large storage cupboards, one housing the hot water cylinder.

**Living Room**

20'0" x 11'5" (6.10 x 3.48)

South facing with double glazed windows to the front and side elevations, glass panelled door giving access onto the sun balcony, two radiators.

**Kitchen/Breakfast Room**

12'4" x 9'0" (3.77 x 2.75)

Modern fitted kitchen with a range of matching wall and base units with laminate wood effect worktop surfaces, one and half bowl sink with drainer and mixer tap, integrated electric oven with four ring gas hob and extractor canopy above, space for freestanding fridge and freezer, space and plumbing for washing machine, tiled splashbacks, tiled flooring, window to the rear elevation, radiator, wall mounted gas central heating and domestic hot water boiler.

**Bedroom One**

15'4" x 11'5" (4.69 x 3.48)

Double glazed windows to the front southerly aspect, built in wardrobe cupboards with hanging space and shelving, radiator.

**Bedroom Two**

12'8" x 9'10" (3.88 x 3.00)

Double glazed windows to the rear elevation, built in wardrobe cupboards, radiator.

**Separate WC**

With suite comprising wc with low level flush, part tiled walls, obscured double glazed windows to the side elevation.

**Bathroom**

Suite comprising pedestal mounted wash hand basin with mixer tap, panelled bath with chrome controls and chrome shower attachment and chrome showerhead, chrome heated towel rail, tiled walls, obscured double glaze window to the side elevation.

**Garage En-Bloc**

With up and over door.

**Communal Gardens**

Well Kept communal gardens to the front of the property.

**Lease and Maintenance**

Maintenance charge £1400 p.a paid half yearly, SHARE OF FREEHOLD, remainder of 999 year lease.

**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.

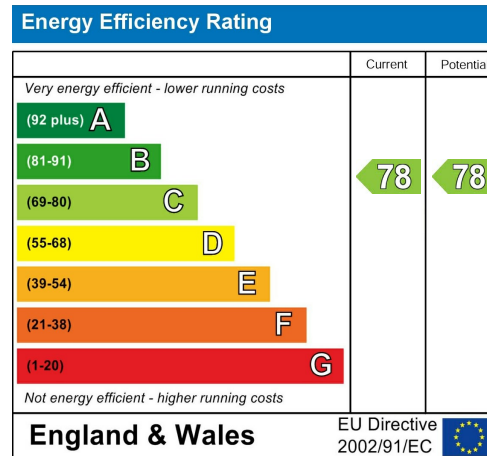
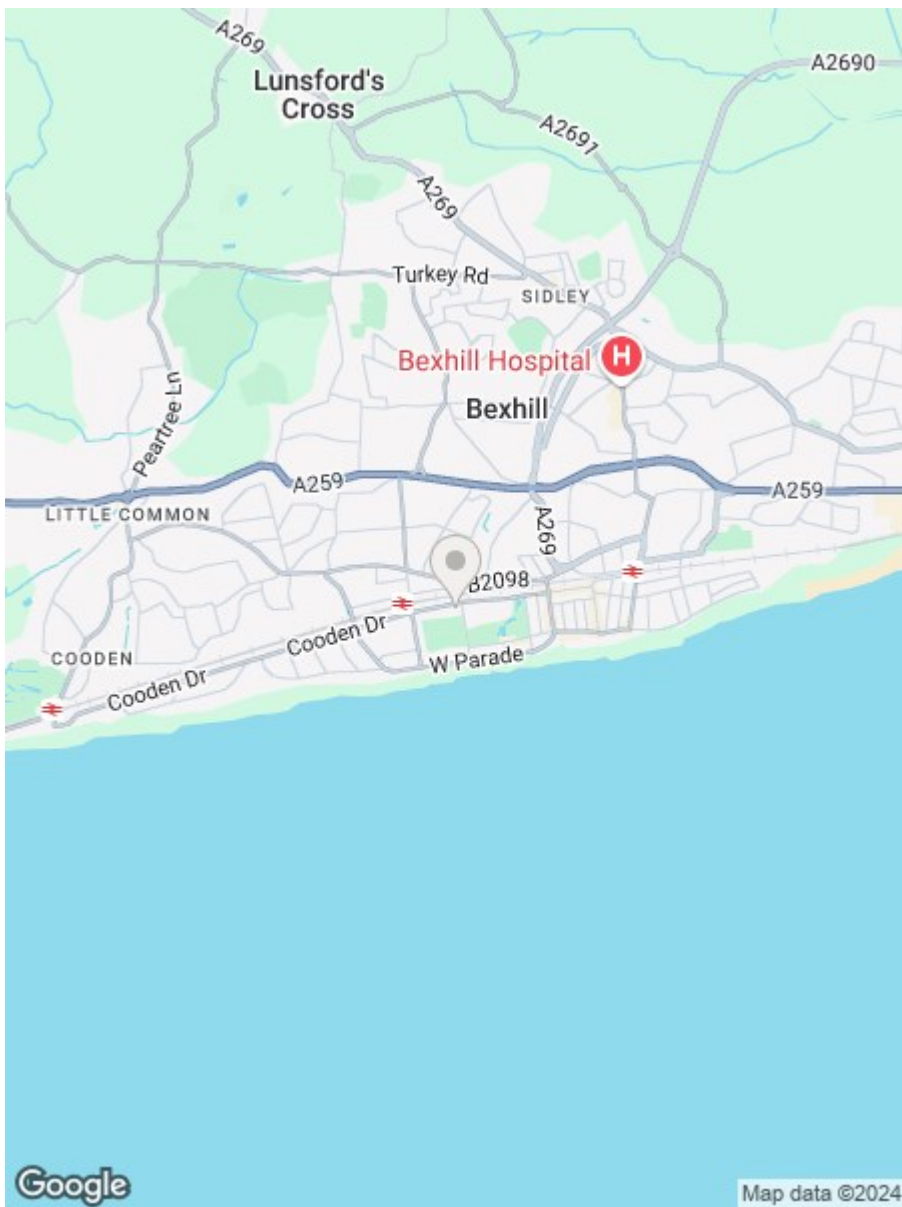


GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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