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
With entryphone system, stairs to the first floor.

Private Entrance Hall
With entrance door, double radiator, built in cloaks cupboard, additional storage cupboard.

Living Room
15' x 10'10 (4.57m x 3.30m)
Double radiator, feature fireplace with electric real flame electric fire, large picture window and door leads out to the southerly facing sun balcony overlooking the beautifully kept communal gardens.

Kitchen/ Breakfast Room
14'2 x 7'6 (4.32m x 2.29m)
Window to the southerly front elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer laminate composite sink unit with mixer tap, plumbing for washing machine, fitted oven and grill with gas hob, extractor canopy and light, tiled splashbacks, space for fridge/freezer, space for table and chairs.

Bedroom One
11'9 x 11'3 (3.58m x 3.43m)
Window to the rear elevation, double radiator, double radiator, built in wardrobe cupboards.

Bedroom Two
11'3 x 10'10 (3.43m x 3.30m)
Window to the rear elevation, double radiator.

Bathroom
Suite comprising walk in shower cubicle with chrome controls and chrome showerhead, wc with low level flush, pedestal wash hand basin, double radiator, tiled walls, obscured glass window to the side elevation.

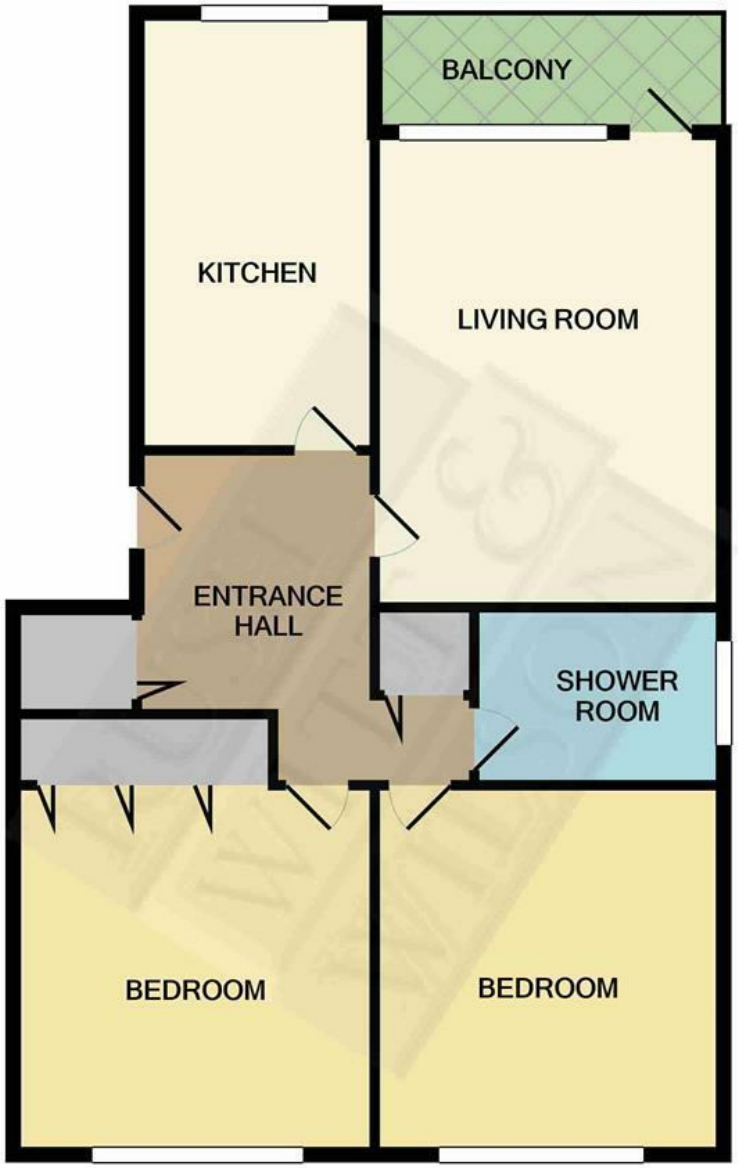
Outside

Communal Gardens
Beautiful communal gardens which are mainly laid to lawn with well planted flower and shrub beds.

Garage
En-Bloc

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.



TOTAL APPROX. FLOOR AREA 683 SQ.FT. (63.5 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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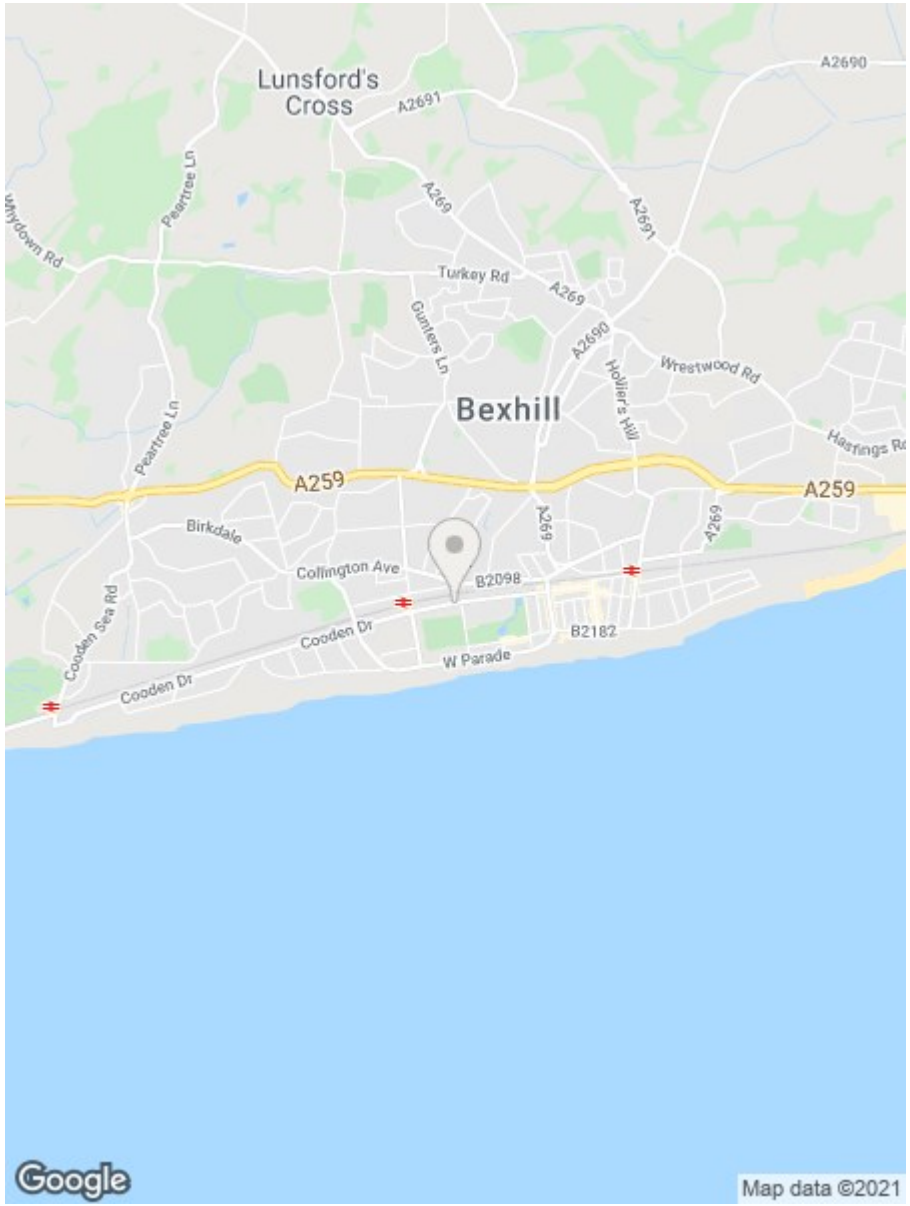

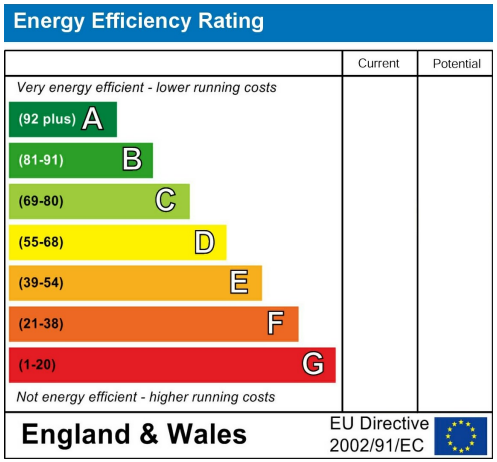

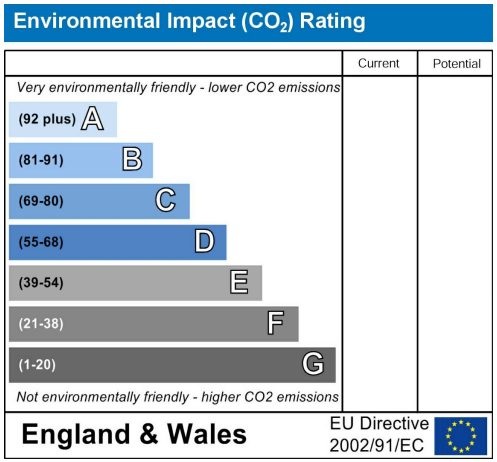

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