

**RUSH
WITT &
WILSON**



**16, Marden Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DH
£239,000 Share of Freehold**

A beautifully presented purpose built flat with accommodation providing three bedrooms, modern kitchen and bathroom, additional separate cloakroom, living room with south facing sun balcony. Other benefits include double glazed windows and doors, gas central heating system, garage, communal gardens, no chain. The property comes with share of freehold and viewing are highly recommended by Rush Witt & Wilson, Sole Agents.



Communal Entrance Hallway

Stairs to the first floor.

Private Entrance Hall

Double radiator, original parquet flooring, two spacious storage cupboards, additional hanging cloaks cupboard, linen cupboard with shelving.

Cloakroom

Window, modern wc with low level flush, wall mounted wash hand basin with vanity unit beneath, tiled splashback.

Living Room

15'8 x 11'1 (4.78m x 3.38m)

Window to front, original parquet flooring, double radiator, patio doors that lead out to and overlook the southerly elevation with the sun balcony.

Kitchen

14'5 x 7'6 (4.39m x 2.29m)

Window overlooks the front southerly elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, single drainer stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for cooker, mosaic tiled splashbacks, washing machine, dishwasher, cooker with gas hob, electric ovens, fridge/freezer.

Bedroom One

11'8 x 11'1 (3.56m x 3.38m)

Window to the rear elevation, double radiator, fitting sliding door wardrobe cupboards.

Bedroom Two

11'3 x 7'6 (3.43m x 2.29m)

Window to the rear elevation, double radiator.

Bedroom Three

11'8 x 7'4 (3.56m x 2.24m)

Window to the rear elevation, double radiator.

Bathroom

Obscured glass window to the side elevation, modern suite comprising walk-in shower cubicle with chrome controls, chrome shower head, wc with low level flush, pedestal wash hand basin, wall mounted chrome heated towel rail, tiled walls, wall mounted mirror fronted medicine cabinet.

Outside

Communal Gardens

The gardens are predominately laid to lawn with shrubs, plants and trees of various kinds creating a aesthetically pleasing outlook.

Garage En-Bloc

The garage is situated to the rear.

Lease & Maintenance

949 years remaining on the lease. we have been advised that there is an annual service charge of £2,500.

Agents Note

Council Tax Band - C

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

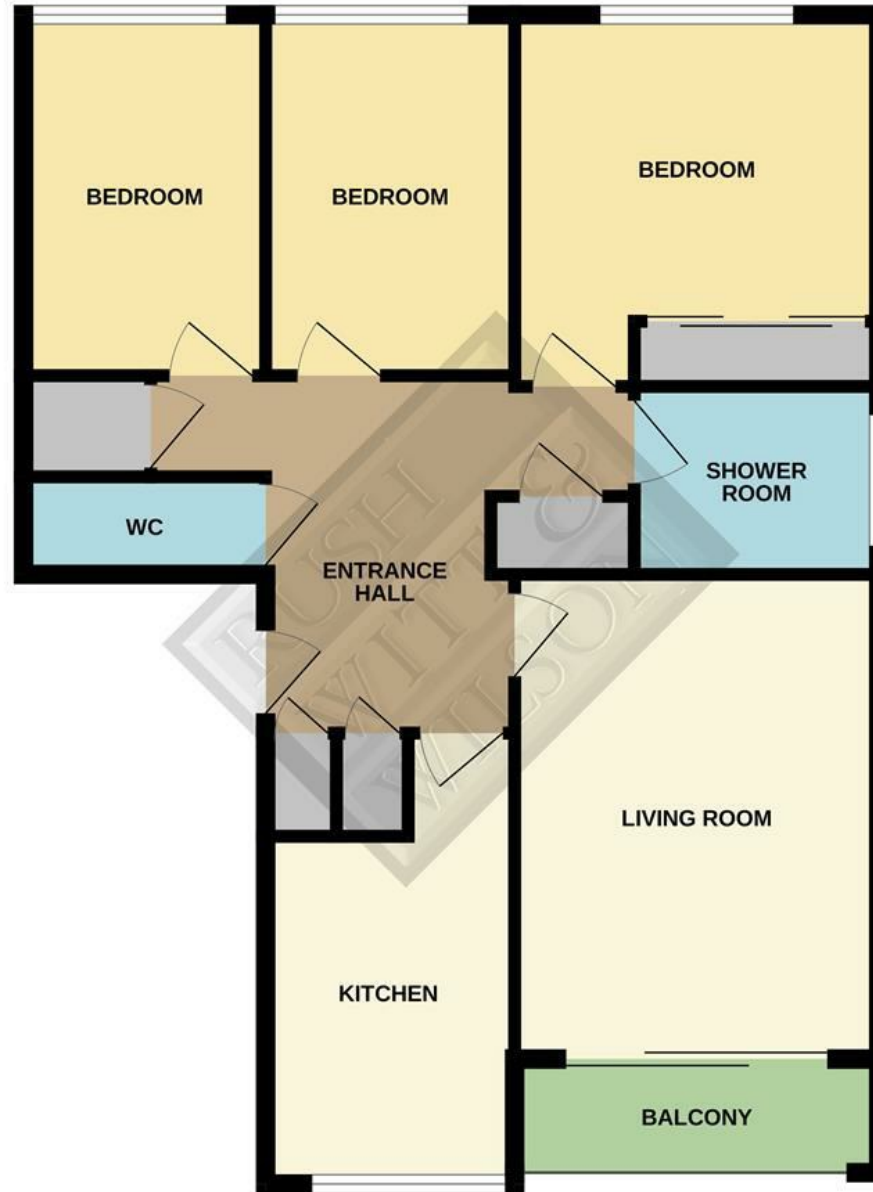
4. VAT: The VAT position relating to the property may

change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>

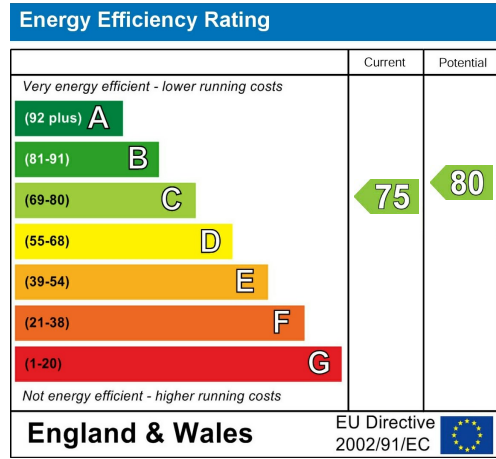
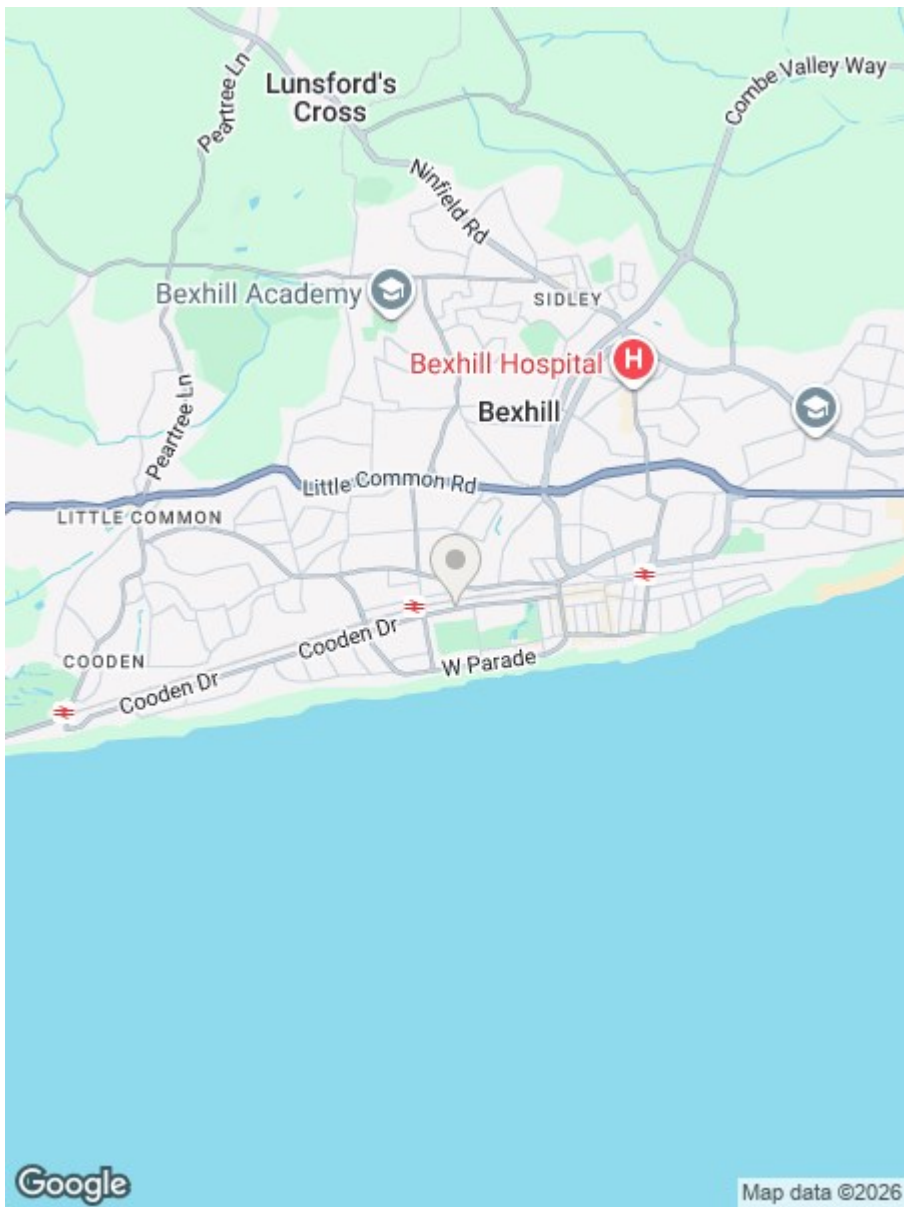


1ST FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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.
Made with Metropix ©2025



**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**