

**RUSH  
WITT &  
WILSON**



**1B Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DB  
£229,000**

**A beautifully presented one bedroom first floor flat forming part of a beautiful detached house. The flat comes with a garage and off road parking with private garden. There is a private entrance, newly fitted gas central heating system, double glazed windows and doors, newly fitted carpets and stunning southerly views over the Polegrove to the rear and sea beyond. It has been refurbished by the present owners and is bright and spacious, Lease Hold property with a remainder of 999 year lease. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.**



### **Private Entrance Hallway**

With entrance door and window to the side elevation and stairs lead to the first floor landing.

### **Hallway**

Two covered radiators with obscure glass windows overlooking the side elevation.

### **Living Room**

16'0" x 12'10" (4.88m x 3.93m )

Window seats in a beautiful bay window with a southerly aspect overlooking the Polegrove and the sea beyond.

Stairs to:-

### **Loft Room**

12'5" x 5'11" (3.8m x 1.82m )

Pitched roof into the eaves space which is handy for storage or study area.

### **Kitchen**

16'3" x 5'2" (4.97m x 1.6m )

Window to the side elevation. Modern fitted kitchen comprising a range of base and wall units with solid wood block worktops, five burner gas hob with extractor canopy and light, one and a half bowl composite sink unit with mixer tap, tiled splashbacks, integrated oven and grill, plumbing for washing machine, space for fridge/freezer, concealed lighting, chrome heated towel rail and solid oak flooring, newly fitted wall mounted Worcester boiler providing domestic hot water and central heating.

### **Study Room**

9'9" x 3'0" (2.99m x 0.93m )

Double radiator, window to the side elevation.

### **Bedroom**

13'3" x 10'1" (4.05m x 3.09m )

Window overlooks the front elevation, covered double radiator, fitted wardrobe cupboards and drawers.

### **En-Suite**

Comprising w.c. with low level flush, pedestal wash hand basin, window overlooks the side elevation, oak flooring.

### **Bathroom**

Travertine wall tiling, chrome heated towel rail, wall mounted wash hand basin, w.c. with low level flush, walk-in shower

cubicle with chrome controls and shower attachment, fixed chrome shower head and velux window to the side elevation, oak flooring.

### **Outside**

#### **Garage**

With double front opening doors, power and light.

#### **Private Garden**

Is situated to the front of the property and is mainly laid to lawn with beautifully planted shrub and flower beds, tastefully fenced off with a combination of trellis and panelled fencing and small seating area.

#### **Maintenance Details**

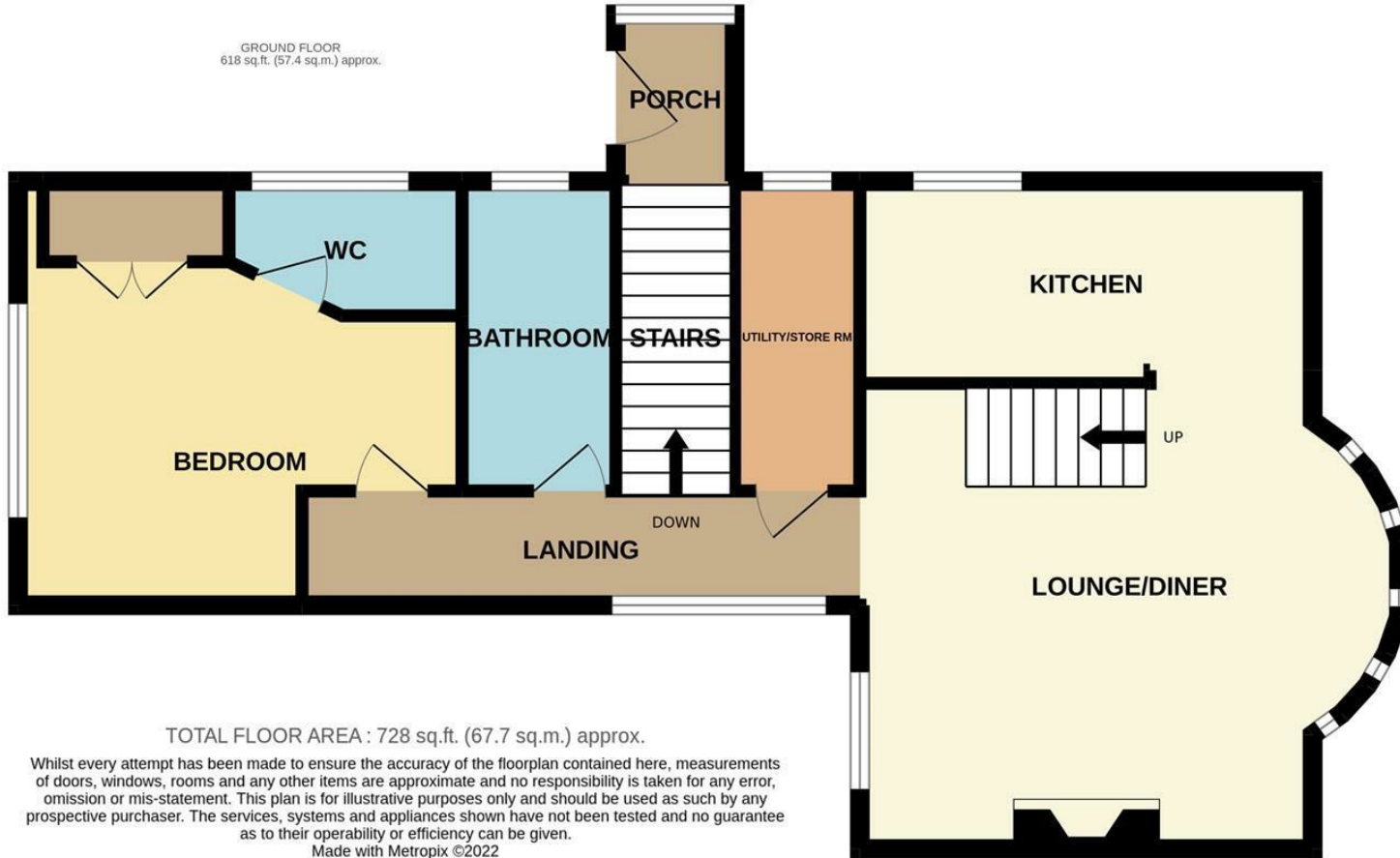
This is a leasehold property, with 999 years remaining from 1960, Maintenance is a 20% share as when needed shared between the four properties the ground rent is £125 per annum.

#### **Agents Note**

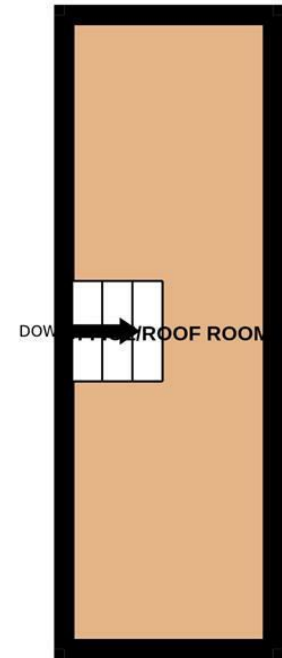
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.



GROUND FLOOR  
618 sq.ft. (57.4 sq.m.) approx.

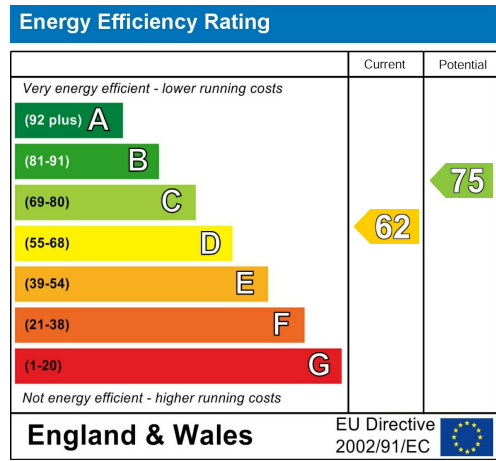
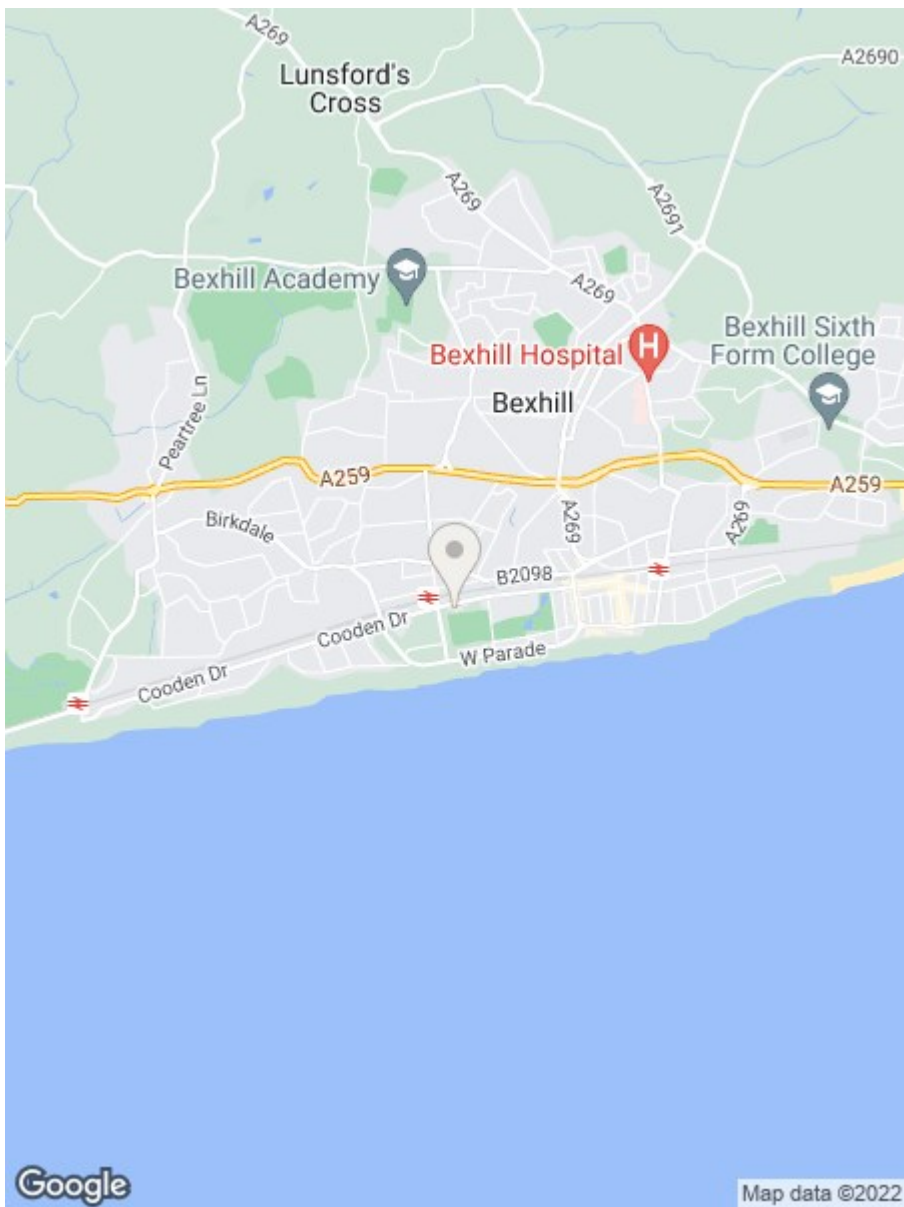


1ST FLOOR  
110 sq.ft. (10.3 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 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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