

**RUSH
WITT &
WILSON**



**9 Robin Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DQ
£255,000**

A beautifully presented first floor flat with private southerly facing sun balcony overlooking the communal gardens, Share of Freehold, gas central heating system, double glazed windows and doors, brand new carpets, modern kitchen and bathroom, garage, situated within walking distance of Bexhill Seafront, town centre and Collington station. Viewing comes highly recommended by RWW Sole agents, VACANT POSSESSION.



Communal Entrance Hallway

With stairs to the first floor.

Private Entrance Hall

Built in boiler cupboard, built in airing cupboard, built in cloaks cupboard.

Living Room

13'3 x 13'4 (4.04m x 4.06m)

Window overlooks the southerly elevation, single radiator, built in storage cupboard, door to southerly facing sun balcony with wrought iron railings and area for table and chairs.

Kitchen/Breakfast Room

13'1 x 8'3 (3.99m x 2.51m)

Window to the rear elevation, modern fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer stainless sink unit with mixer tap, gas hob with extractor canopy and light, integrated oven and grill, space for washing machine, double radiator, glass splashback, wall unit.

Bedroom One

19'9 x 11'6 (6.02m x 3.51m)

Windows to the front southerly elevation, double radiator, single radiator.

Bedroom Two

10'10 x 9'10 (3.30m x 3.00m)

Windows to the rear elevations, single radiator.

Bathroom

Suite comprising panelled bath with hand-shower attachment, wall mounted chrome heated towel rail, tiled walls, wall mounted wash hand basin with vanity unit and drawers beneath, obscure glass window overlooks the rear elevation.

Cloakroom

WC with low level flush, obscure glass window to the rear elevation, tiled walls.

Outside**Communal Gardens**

Beautifully kept communal gardens, mainly laid to lawn with shrubbery, trees and plants of various kinds.

Garage En-Block

Located at the rear of the property with up and over door.

Lease And Maintenance

Share of Freehold, Maintenance is approximately £1300 p/a. Lease approximately 949 years remaining.

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		
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<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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