

**RUSH  
WITT &  
WILSON**



**4, Robin Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DQ  
£250,000**

**A very spacious two bedroom first floor purpose built flat with garage, situated along the beautiful Cooden Drive Bexhill, share of freehold, vacant possession, gas central heating system, double glazed windows and doors, ample storage space, south facing private balcony, viewing recommended by RWW sole agents. NO ONWARD CHAIN.**



**Communal Entrance Hall**

Stairs to first floor.

**Private Hallway**

Offering good storage with three built in cupboards, airing cupboard with slatted shelving.

**Living Room**

20'2 x 11'5 (6.15m x 3.48m)

Window over looking the front southerly elevation, tiled feature fireplace with electric fire, two single radiators.

**Kitchen**

12'7 x 8'4 (3.84m x 2.54m)

Double radiator, modern fitted kitchen comprising a range of base and wall units with laminate rolled edge worktops, one and half bowl single drainer sink unit with mixer tap, plumbing for washing machine, space for cooker, tiled splashbacks, wall mounted gas central heating and domestic hot water boiler, window to rear elevation.

**Bedroom One**

13'1 x 11'3 (3.99m x 3.43m)

Window to front elevation, single radiator, two built in wardrobe cupboards, door leads out onto sun balcony with railings, decking enjoying a southerly elevation.

**Bedroom Two**

11'1 x 9'10 (3.38m x 3.00m)

Window to rear elevation, single radiator.

**Bathroom**

Suite comprising panelled bath with hand shower attachment, pedestal wash hand basin, electric heated towel rail, partly tiled walls, obscured glass window overlook the rear elevation.

**Separate WC**

low level WC with concealed cistern, obscured glass window to the rear elevation.

**Outside****Communal Gardens / Parking**

Mainly laid to lawn with beautiful flower and shrub beds. Driveway leading to three resident/visitor parking bays.

**Garage-En-Bloc**

Allocated to the rear of the property with up and over door, outside water tap.

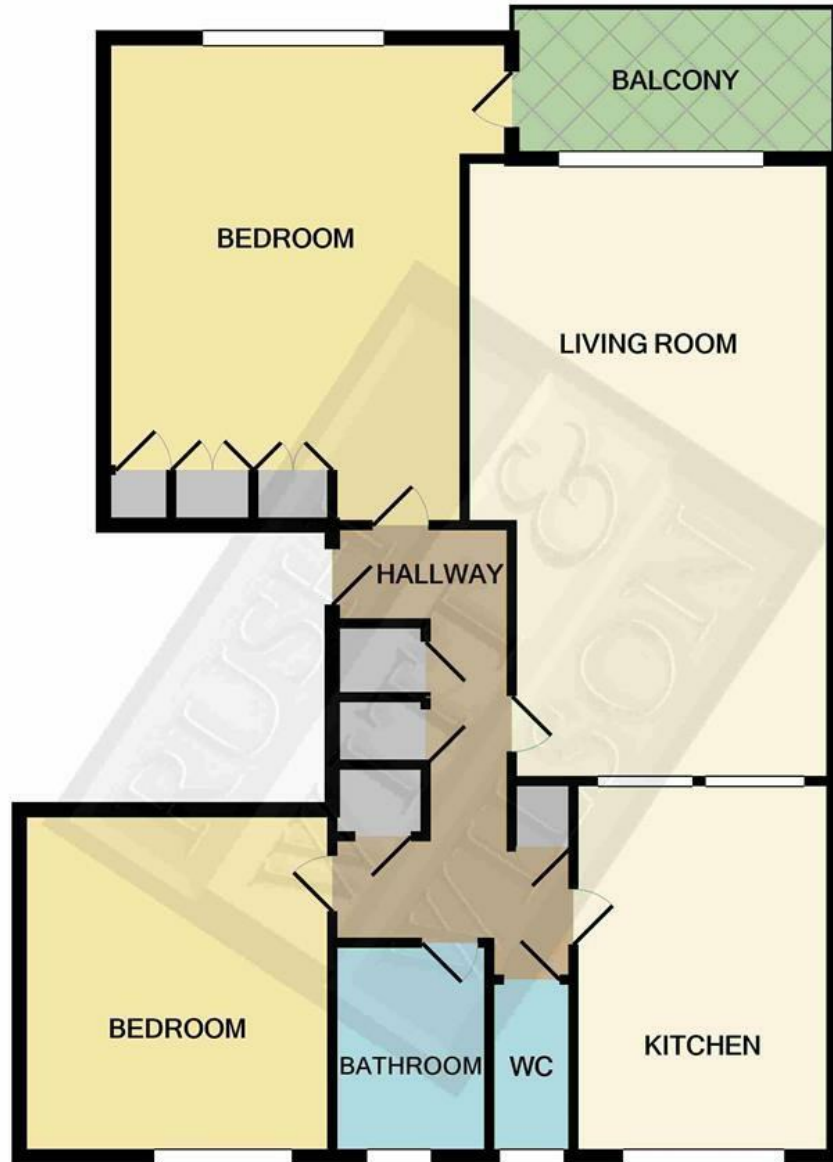
**Service Charges**

Maintenance £1300 p/a. Share of freehold, lease approx. 949 years.

**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.

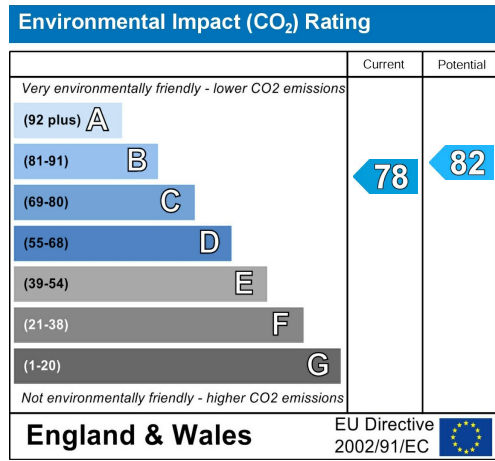
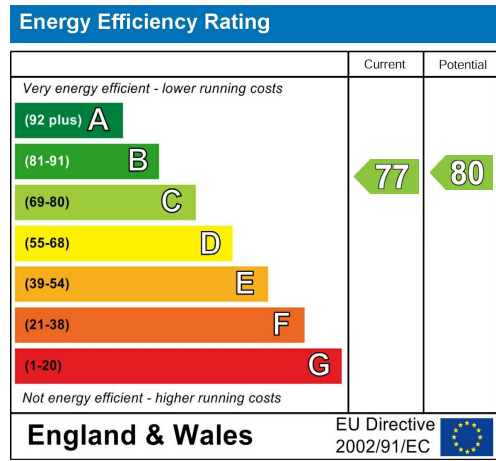




TOTAL APPROX. FLOOR AREA 761 SQ.FT. (70.7 SQ.M.)

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

Made with Metropix ©2020



**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**