

**RUSH
WITT &
WILSON**



**5 Robin Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DQ
£260,000**

Rush, Witt and Wilson are delighted to welcome to the market this exceptionally well presented two bedroom second floor purpose built flat ideally located in this favourable part of West Bexhill. Offering bright and spacious accommodation throughout the property comprises a triple aspect lounge/diner with access to south facing balcony benefiting from rooftop and sea views, two double bedrooms with built in wardrobes, modern fitted kitchen/breakfast room, modern fitted shower room and separate wc. Other internal benefits include gas central heating to radiators, double glazed windows and ample storage space throughout. Externally the property boasts a well maintained communal gardens, single garage en-bloc and visitor parking spaces. Conveniently situated with in direct and easy access to local bus stops, Collington rail station with direct links to Brighton, Gatwick airport, London and Ashford International, whilst still only being a short walk from the seafront, local parks and Bexhill town centre. Offered with NO ONWARD CHAIN, viewing comes highly recommended by RWW Bexhill to appreciate this spacious flat in this highly convenient location.



Communal Entrance Hallway

Communal entrance door leading to the communal hallways, stairs lead to second floor.

Private Entrance Hall

Internal front door leading to hallway, comprising three storage cupboards, two of which have slatted shelving and one also housing space for tumble dryer, the third has fitting shelving and gas meter and electric consumer unit, access to loft space with pull down ladder.

Lounge/Diner

19'11" x 11'5" (6.08 x 3.48)

Triple aspect, double glazed windows to both side and front elevations with rooftop views across to the sea, double glazed door giving access onto the south facing balcony with sea views, two radiators, wall mounted uplighters.

Kitchen/Breakfast Room

12'2" x 8'11" (3.73 x 2.73)

Double glazed window to the rear elevation, radiator, modern fitted kitchen with a range of matching wall and base level units with tiled worktop surfaces, stainless single sink with drainer and mixer tap, electric induction hob with tiled splashback and fitted matching extractor hood above, integrated electric oven and integrated microwave, space for freestanding fridge/freezer, integrated dishwasher, plumbing space for washing machine, cupboard housing the gas central heating combination boiler, part tiled walls, tiled floor.

Bedroom One

15'4" x 11'3" (4.68 x 3.45)

Double glazed window to the front elevation with rooftop views towards the sea, radiator, two built in wardrobes with hanging space and shelving.

Bedroom Two

12'3" x 9'11" (3.75 x 3.03)

Double glazed window to the rear elevation, radiator, built in wardrobe with hanging space and shelving.

Shower Room

Obscured double glazed window to the side elevation, white heated towel rail, modern white suite comprising vanity unit with wash hand basin, mixer tap and storage cupboard beneath, low level wc, large walk in shower cubicle with wall mounted shower controls, shower attachment and rain

effect showerhead, fully tiled walls and floor, electric shaver point.

Separate WC

Obscured double glazed window to the side elevation, low level wc with concealed cistern, wash hand basin with mixer tap and storage cupboard beneath, fully tiled walls and floor.

Outside

Communal Gardens

Beautifully maintained communal gardens and allocated visitor parking spaces.

Single Garage En-Bloc

Situated at the rear of the building.

Lease And Maintenance

Share of freehold. Maintenance £650 every six months. Approximately 980 years remaining on the lease.

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 788 SQ.FT. (73.2 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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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	

73 76

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>		
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