

**RUSH  
WITT &  
WILSON**



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WITT &

**5 Grove Court Cooden Drive, Bexhill-On-Sea, East Sussex TN39 3DF  
£250,000 Leasehold**

# About the property

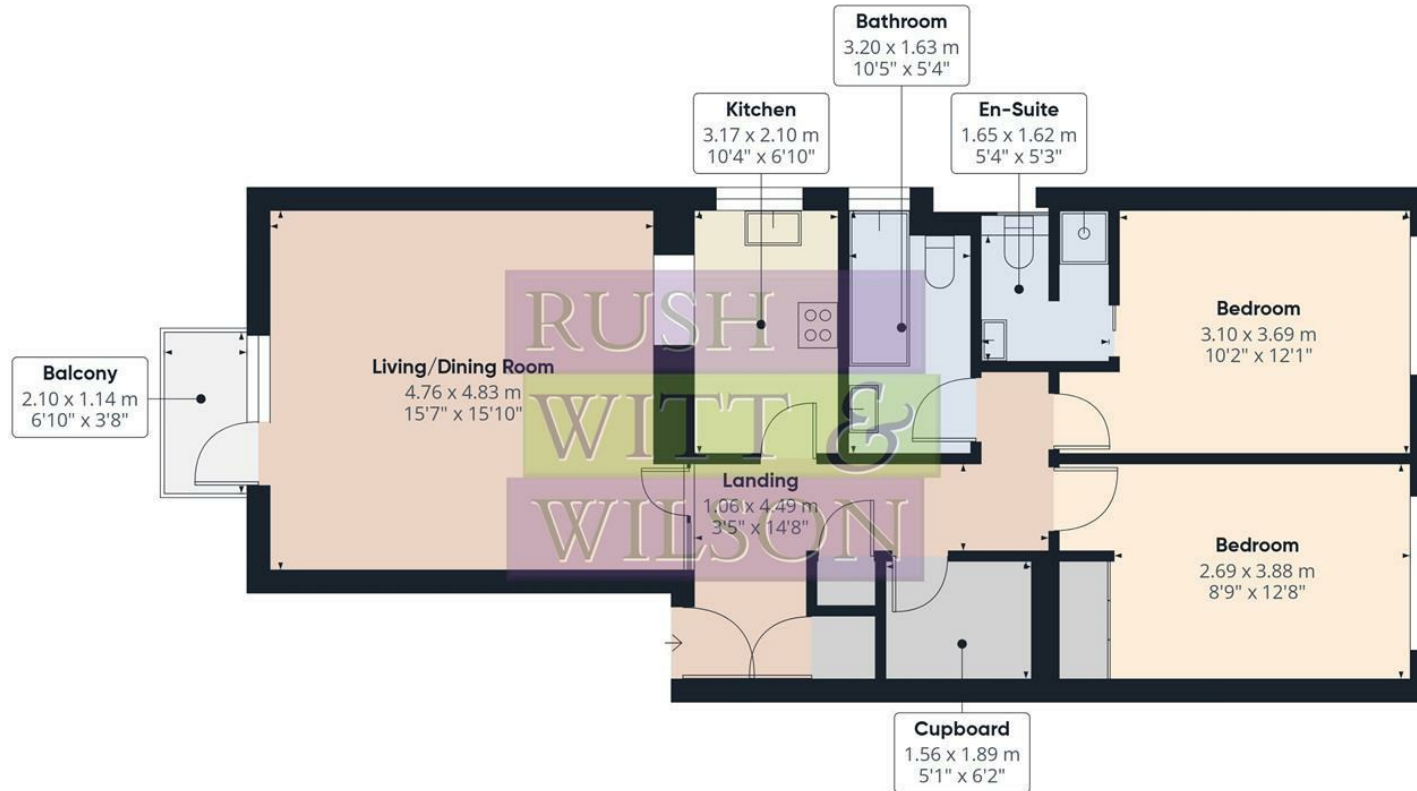
Rush Witt & Wilson are delighted to present this bright and spacious two-bedroom penthouse apartment, ideally positioned within a highly desirable residential area just a short distance from Bexhill town centre, the picturesque seafront and the iconic De La Warr Pavilion.

Offering well-proportioned accommodation throughout, the property comprises two generous double bedrooms, a fitted modern kitchen, modern main bathroom and additional en-suite shower room to the principal bedroom. The impressive living/dining room provides an excellent entertaining space, while the south-facing balcony enjoys pleasant distant sea views.

Further benefits include gas central heating system, upvc double glazed windows and doors, and being in a desirable penthouse position within this purpose-built development.

Early viewing is highly recommended by sole agents, Rush Witt & Wilson.





Approximate total area<sup>m</sup>

75.5 m<sup>2</sup>  
813 ft<sup>2</sup>

Balconies and terraces

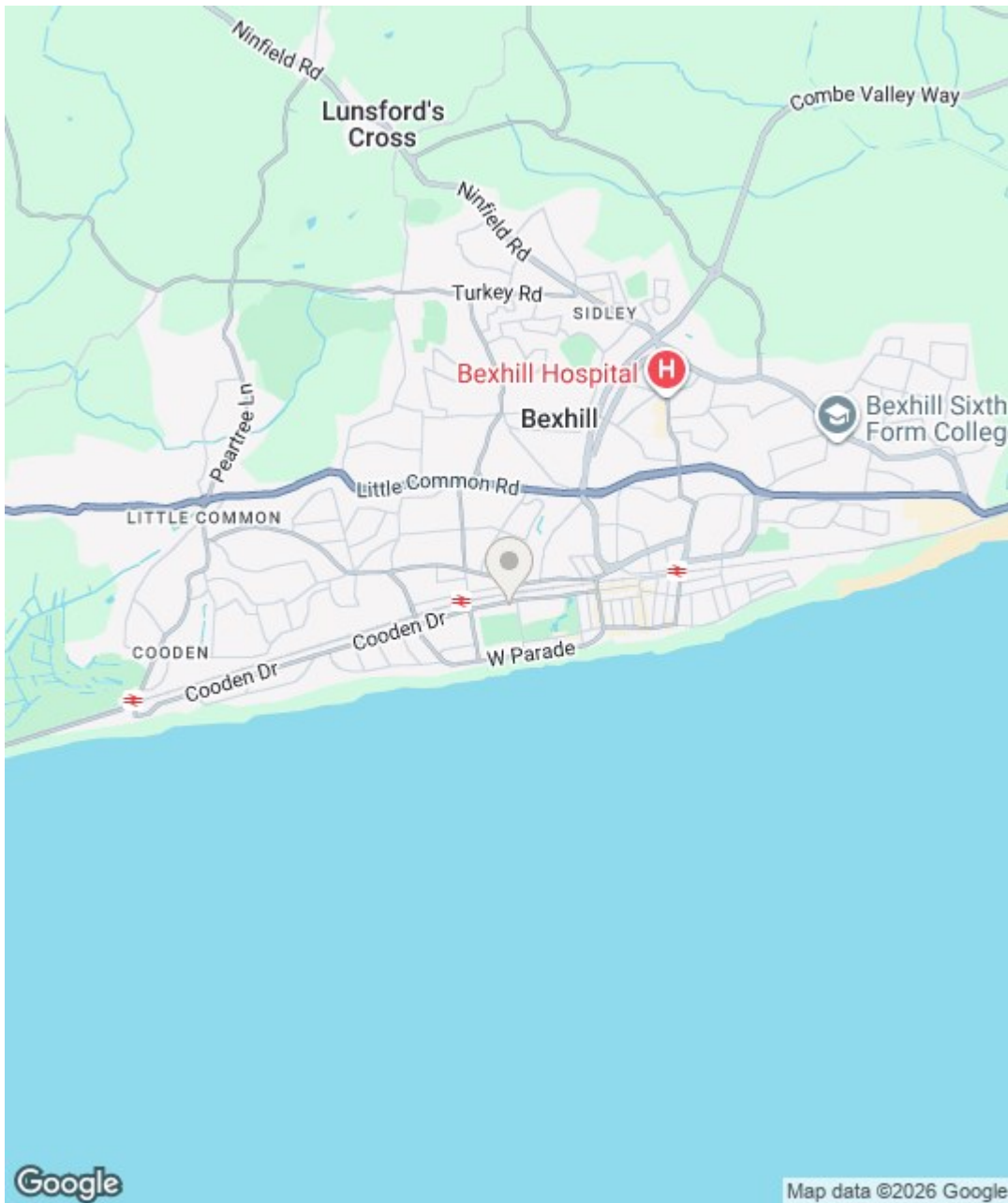
2.4 m<sup>2</sup>  
26 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>78</b>

Council Tax Band - B

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:

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