



Cooden Drive
Bexhill-On-Sea, TN39 3DB

£135,000 Leasehold

Wyatt
Hughes
Residential Sales

Cooden Drive, Bexhill-On-Sea, TN39 3DB

Nestled in the charming area of Cooden Drive, Bexhill-On-Sea, this delightful third-floor flat offers a perfect blend of comfort and convenience, ideal for those seeking a peaceful retirement retreat. This purpose-built McCarthy and Stone apartment features one well-proportioned bedroom, making it an excellent choice for individuals or couples looking for a manageable living space.

As you enter the flat, you are welcomed into a bright and airy reception room that provides a warm atmosphere for relaxation or entertaining guests. The integrated kitchen is thoughtfully designed and well-fitted, ensuring that meal preparation is both enjoyable and efficient.

One of the standout features of this property is the private balcony, which offers a lovely outdoor space to unwind and enjoy the fresh air. Whether you wish to sip your morning coffee or bask in the afternoon sun, this balcony is a delightful addition to your living experience.

The location is particularly advantageous, as it is within walking distance to the town centre, the picturesque seafront, and the train station, providing easy access to local amenities and transport links. This flat is not just a home; it is a lifestyle choice that allows you to embrace the vibrant community of Bexhill-On-Sea.

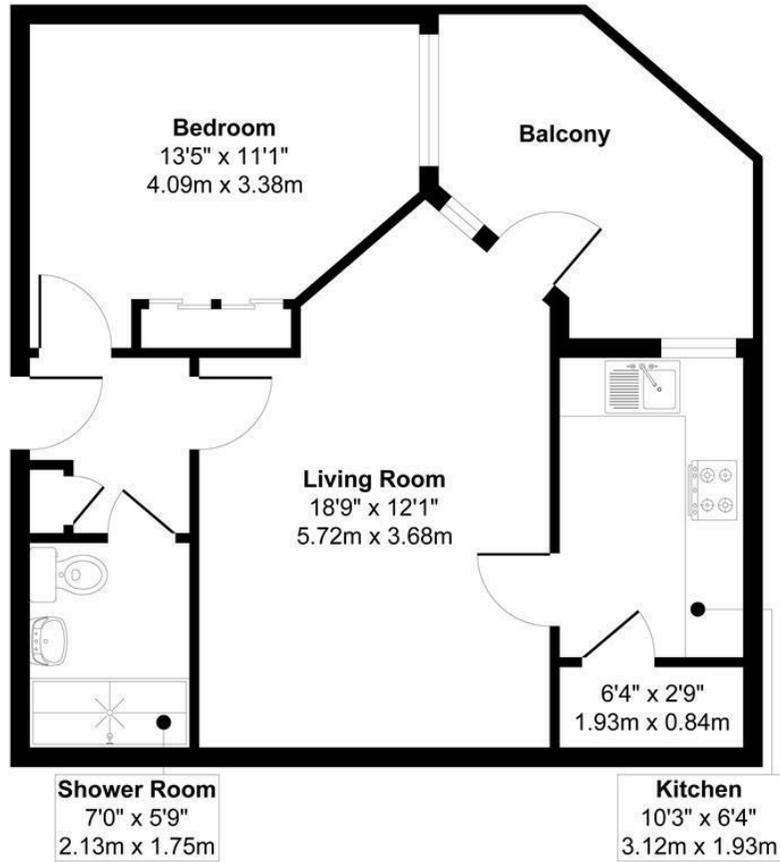
In summary, this one-bedroom flat is an excellent opportunity for those seeking a comfortable and convenient living space in a desirable location. With its modern features and proximity to essential services, it is sure to appeal to discerning buyers looking for a serene yet connected lifestyle.



- ONE BEDROOM
- TAX BAND C
- RETIREMENT PROPERTY FOR THOSE OVER 60 YRS OF AGE
- 125 YR LEASE FROM MARCH 2004
- PRIVATE BALCONY
- EPC RATING C
- ANNUAL GROUND RENT OF £606.
- THIRD FLOOR
- NO ONWARD CHAIN
- ANNUAL SERVICE CHARGE OF £3065

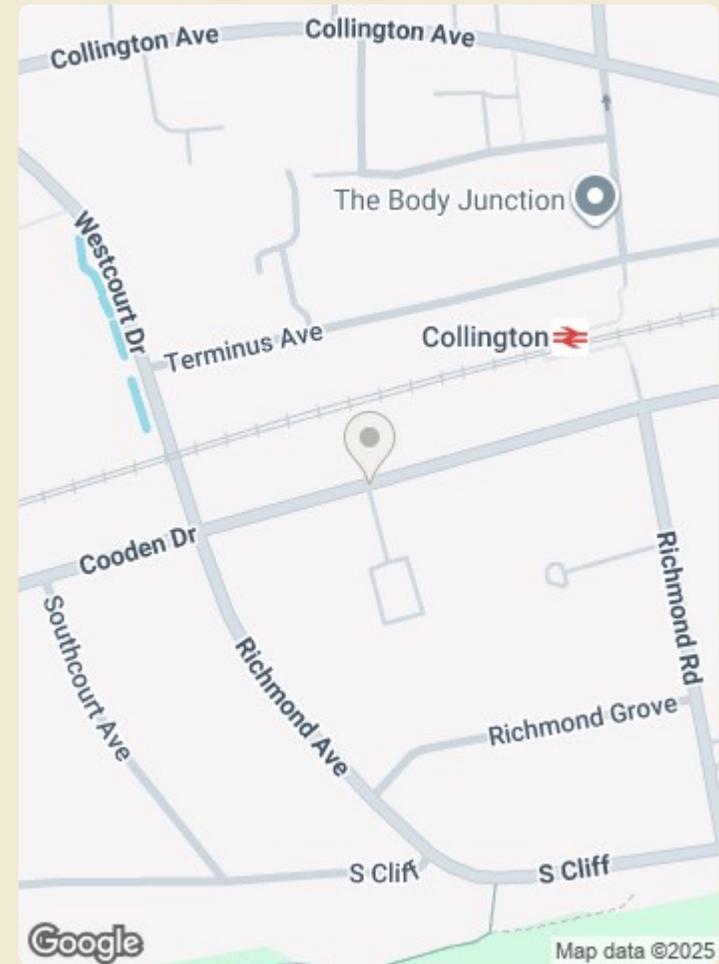
Llewelyn Lodge

Approximate Gross Internal Floor Area
498 sq. ft / 46.26 sq. m



Third Floor

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

18 Grand Parade, Hastings, East Sussex, TN37 6DN

Tel: 01424 423110

Email: sales@wyatthughes.co.uk

www.wyatthughes.co.uk

