

# Abbott & Abbott

Estate Agents, Valuers and Lettings



Drake House Birkdale, Bexhill-On-Sea, TN39 3TS

£290,000



3



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£290,000

# Drake House Birkdale

Bexhill-On-Sea, TN39 3TS

- PURPOSE BUILT FIRST FLAT
- SPACIOUS ACCOMMODATION
- SOUTH LOUNGE
- GARAGE
- DOUBLE GLAZING/GAS HEATING
- CLOSE LITTLE COMMON VILLAGE
- 2/3 BEDROOMS
- BALCONY
- REFITTED KITCHEN/BATHROOM
- NO CHAIN

Abbott and Abbott are offering for sale this spacious 2/3 bedroom first floor purpose built flat close to Little Common village.

The property offered for sale with no onward chain has double glazing, central heating and has had kitchen/bathroom facilities refitted within recent years.

There is a South facing lounge with balcony, communal gardens and a garage to the rear of the block.

The tenure is share of Freehold with a competitive service charge..

Ample shopping in the village is close by, there is a bus stop nearby and the seafront and Cooden station are within walking distance



**KITCHEN** 9'3 x 8'10 (2.82m x 2.69m)

**LIVING ROOM** 17 x 13 (5.18m x 3.96m)

**DINING ROOM/ BEDROOM 3**  
11'11 x 11 (3.63m x 3.35m)

**BEDROOM 1** 15'6 x 10'11 (4.72m x 3.33m)

**BEDROOM 2** 13'11 x 12 (4.24m x 3.66m)

**BATHROOM**

**SEPERATE W/C**

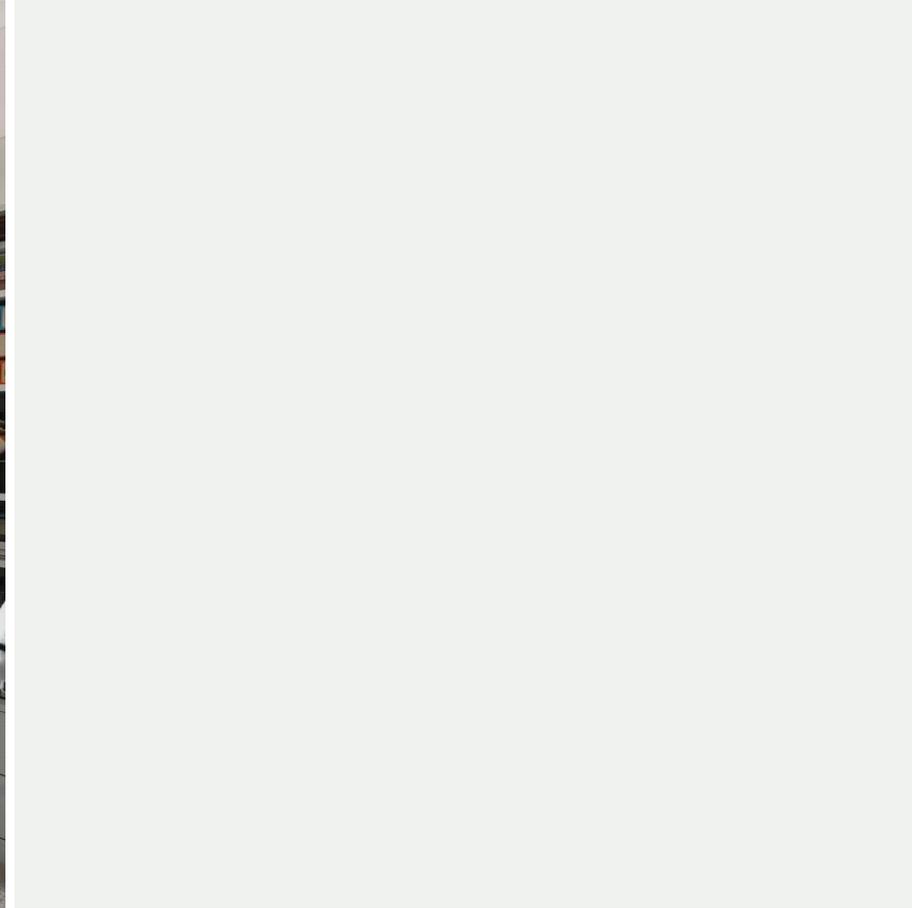
**BALCONY**

**GARAGE**

**SHARE OF FREEHOLD**

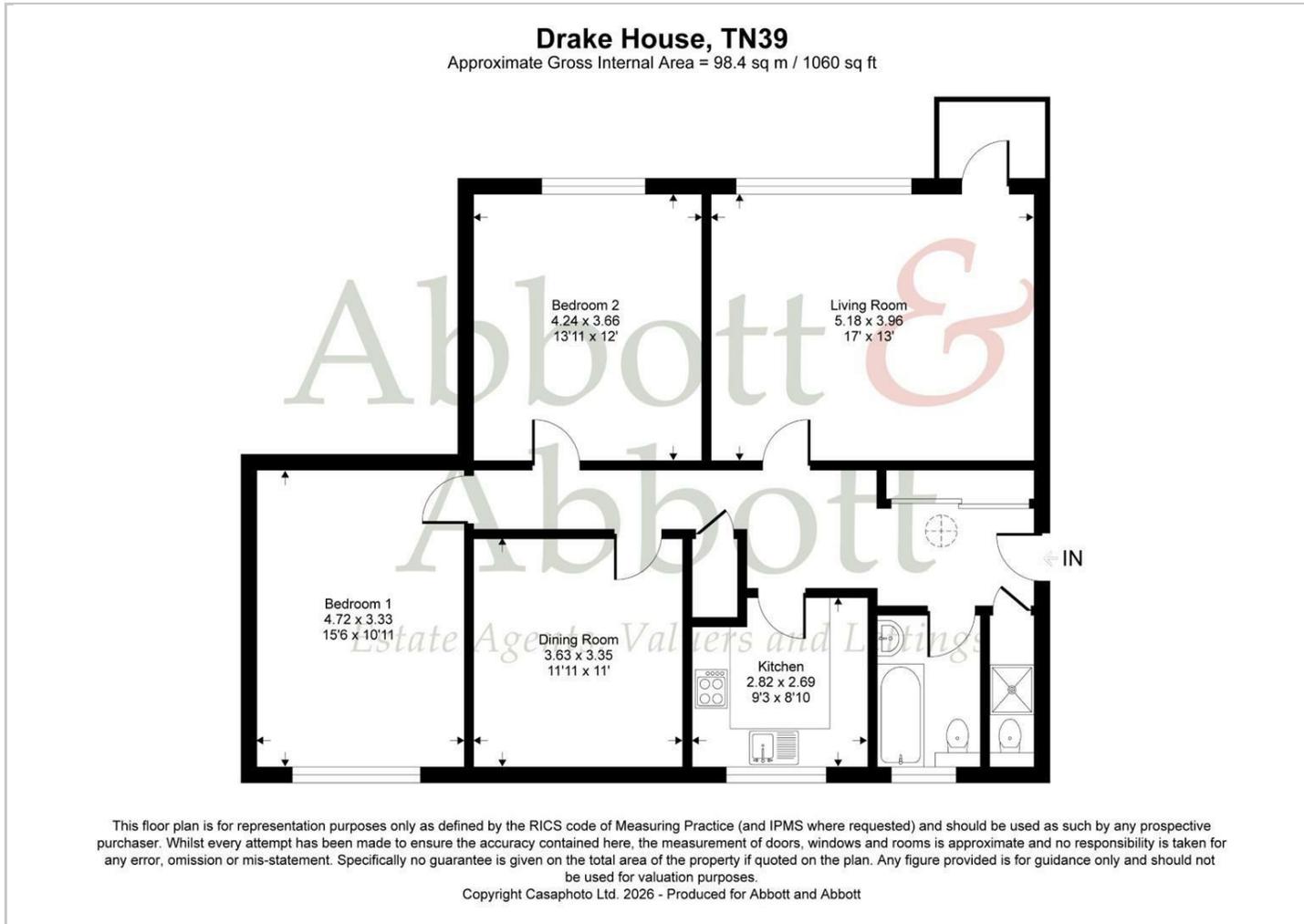
**SERVICE CHARGE - £1500 PA**







## Floor Plans



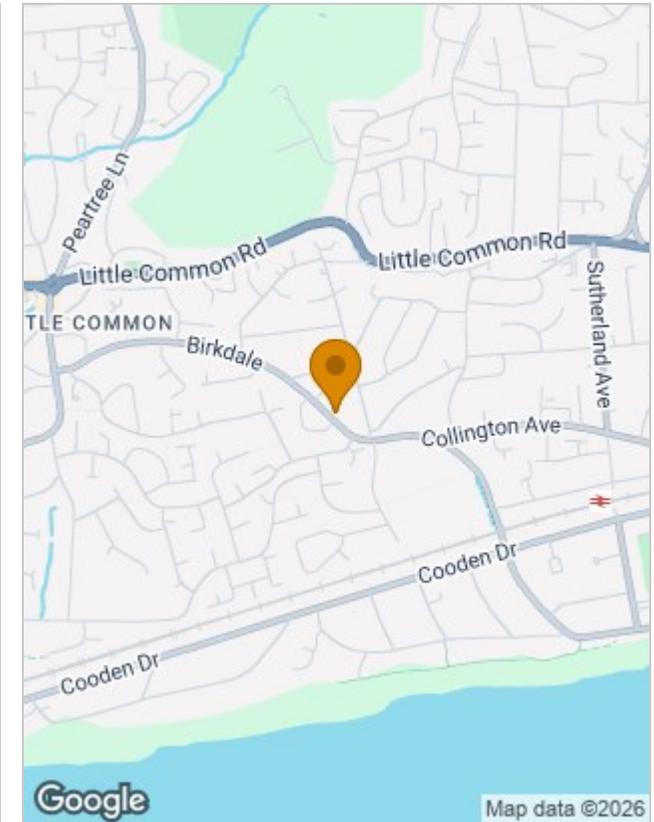
## Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

