

# Abbott & Abbott

Estate Agents, Valuers and Lettings



5 Cowdray Close, Bexhill-On-Sea, TN39 4NL

£265,000



2



1



1



C



£265,000

# 5 Cowdray Close

Bexhill-On-Sea, TN39 4NL

- Highly spacious ground floor flat with south-facing garden & garage
- 27' (8.23m) max through lounge/dining room
- Wet room
- Only yards from a local shop and buses
- No onward chain
- Two double bedrooms
- Good size kitchen with oven & hob
- Gas fired central heating & uPVC double glazing
- Some updating required

Abbott & Abbott Estate Agents offer for sale, with no onward chain, a purpose built ground floor flat with a south-facing rear garden private to this property, a garage in an adjacent block, and its own private entrance. Built by local builders, R A Larkin, in the late-1960's, the property is now in need of some general updating, but provides well-planned and highly spacious accommodation which includes two double bedrooms, a good size through lounge/dining room, kitchen with built-in oven & hob, and a wet room. Gas fired central heating is installed and there are uPVC double glazed windows and external doors.

The property is situated in a quiet cul-de-sac off Cowdray Park Road, only yards from a local shop, on the route of the local Town Bus, and about half a mile from Little Common shops and services. Cooden Beach railway station, golf course and seafront are just over a mile distant, with Bexhill town centre about two miles distant.



## Spacious Entrance Hall

17'10 max x 10'8 max (5.44m max x 3.25m max)

## Living/Dining Room

27' max x 12' max (8.23m max x 3.66m max)

## Kitchen

11' x 9'10 (3.35m x 3.00m)

## Bedroom One

15'6 x 12' (4.72m x 3.66m)

## Bedroom Two

14' x 12' (4.27m x 3.66m)

## Wet Room

## South-Facing Rear Garden

## Garage No 5

17'10 x 8'6 (5.44m x 2.59m)

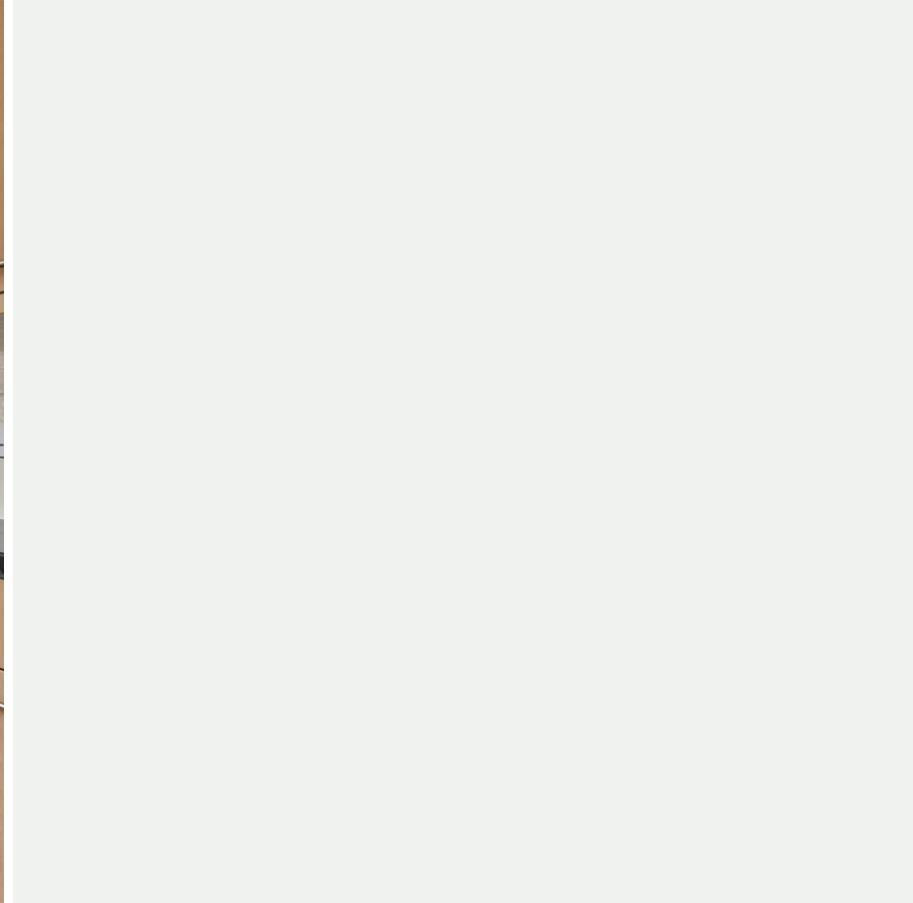
**Lease: 999 years from December 2006**

**Maintenance: Currently £1000 pa**

**Council Tax Band: C (Rother District Council)**

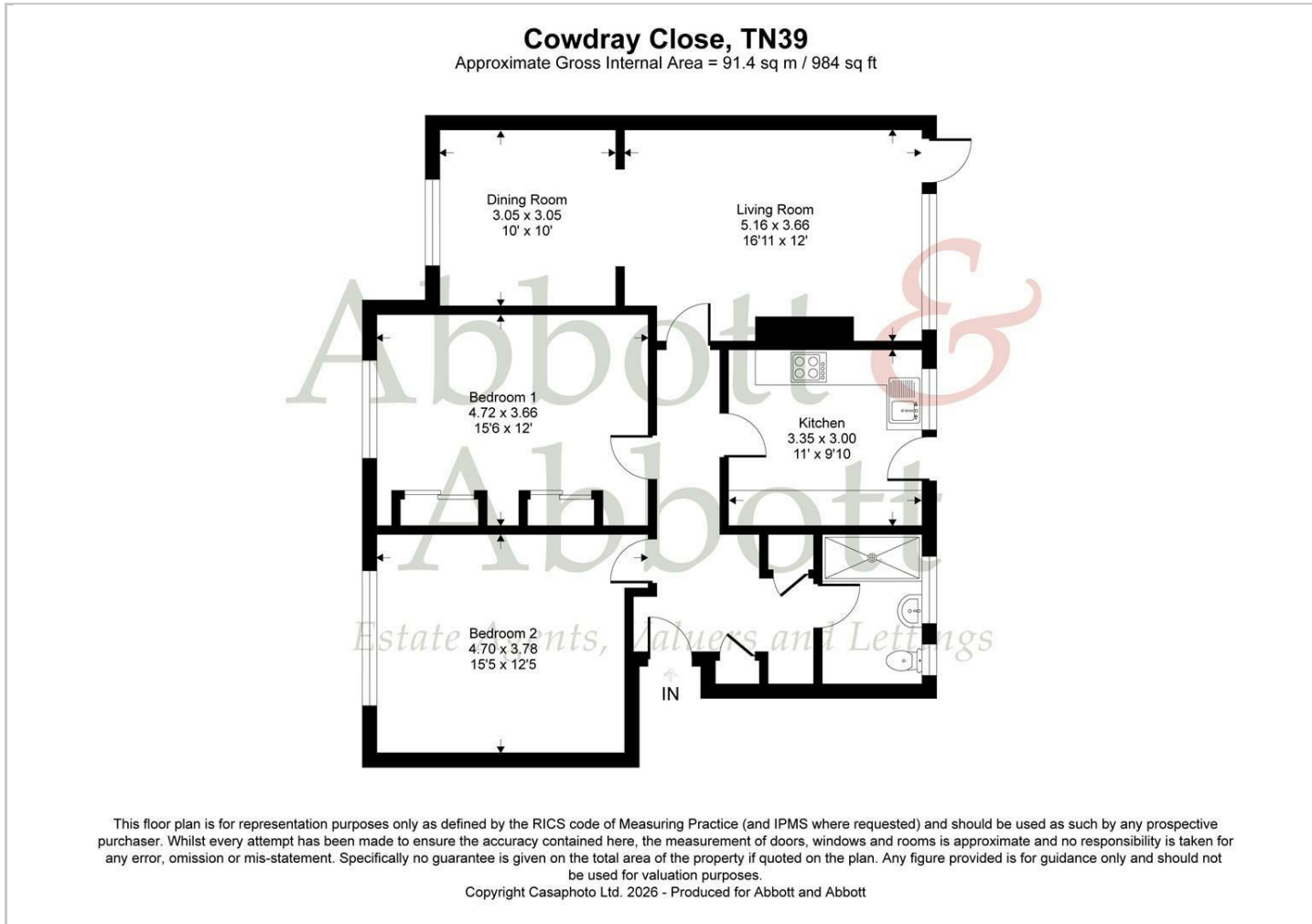
**EPC Rating: C**







## Floor Plans



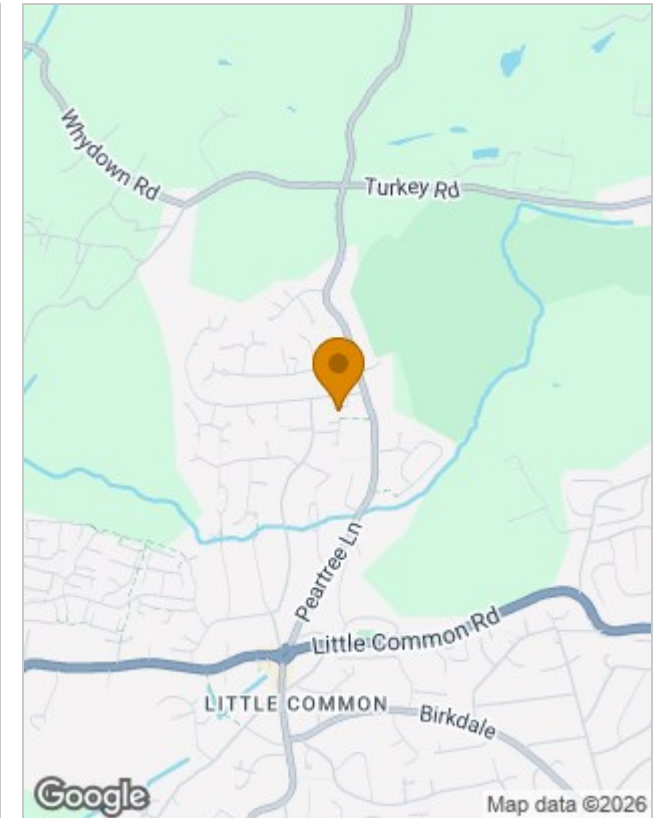
## Viewing

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

