



Ismay Lodge

Heighton Close, BEXHILL-ON-SEA TN39 3UT

£225,000

A rarely available purpose built three bedroom first floor flat situated in this sought after close in Cooden. The property benefits from a private sun balcony with far reaching sea views, a garage en bloc, double glazing and under floor heating. To be sold with vacant possession. EPC - C

Communal Entrance Hall

Communal front door with security entry phone system, stairs to first floor landing, private front door to private entrance hall.

Private Entrance Hall

With built in cloak cupboard, entry phone handset, built in airing cupboard housing hot water tank with shelving.

Sitting Room

19' 3" x 12' (5.87m x 3.66m) With television point, double glazed patio doors leading onto sun balcony having far reaching sea views, access to kitchen.

Kitchen

8' 6" x 8' 5" (2.59m x 2.57m) With double glazed windows overlooking the communal gardens, single drainer stainless steel sink unit with mixer tap and cupboard under, range of working surfaces with cupboards and drawers below, plumbing for washing machine, space for gas cooker, range of wall mounted cupboards, part tiled walls.

Bedroom 1

13' 9" x 10' 4" door recess (4.19m x 3.15m) With double glazed window with southerly aspect, having sea views.

Bedroom 2

13' 7" x 8' 6" (4.14m x 2.59m) With double glazed window overlooking the communal gardens.

Bedroom 3

13' 1" x 9' 3" (3.99m x 2.82m) Double glazed window with southerly aspect and sea views.

Bathroom

With fitted panelled bath with mixer tap and shower attachment and screen, low level WC, pedestal wash hand basin, tiled floor, part tiled walls, extractor fan.

Seperate WC

With low level WC, wall mounted wash hand basin, tiled floor, extractor fan.

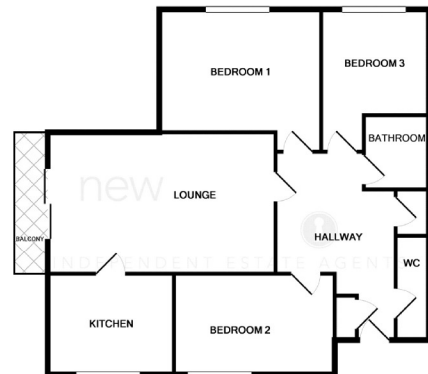
Outside

The property benefits from having communal gardens and a garage located en bloc.

NB

We are currently awaiting written confirmation of lease length, ground rent and maintenance.

Council Tax Band - C



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 misstatement. 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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Directions

Proceed from the shops in Little Common in a southerly direction down Cooden Sea Road, take a turning on the left into Kewhurst Avenue then first left again into Ashcombe Drive, continue on Ashcombe Drive until you are able to turn left into Falconbury Drive. Continue until you can turn left into Heighton Close where the property can be located on the right hand side.

