



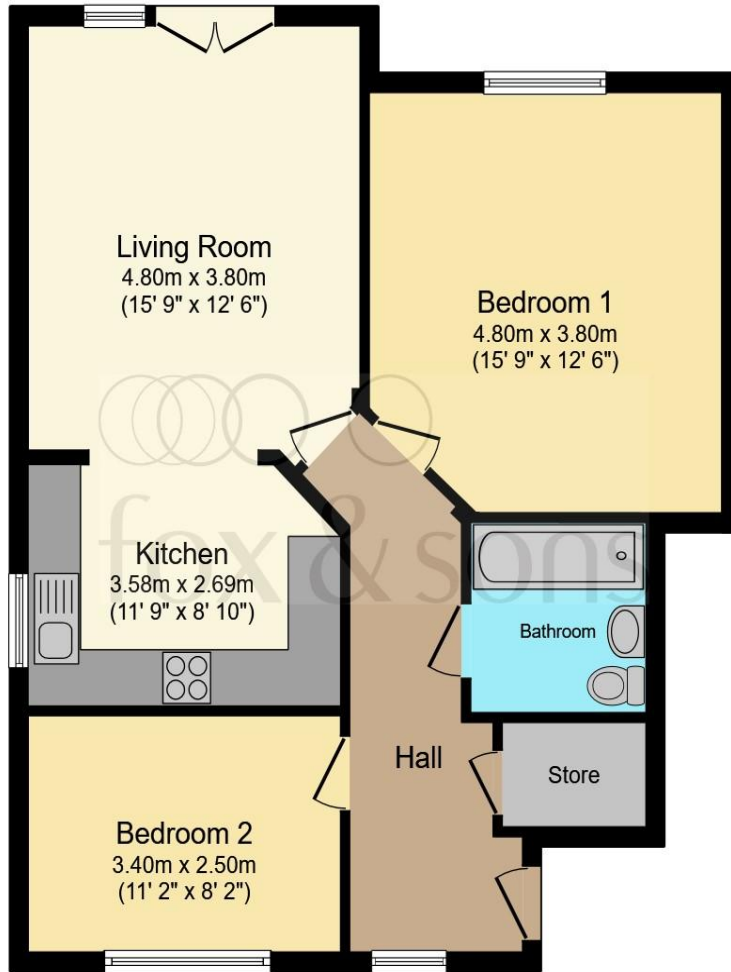
**Cooden Ledge, St. Leonards-On-Sea TN38 8ET**

**welcome to**

**Cooden Ledge, St. Leonards-On-Sea**

A beautifully presented two bedroom flat for sale, located in a popular estate with easy access to Battle and Hastings. Offering off street parking, and a spacious living area with a Juliet balcony looking into woodland area.





**Hallway**

**Living Room**

15' 9" x 12' 6" ( 4.80m x 3.81m )

**Kitchen**

11' 9" x 8' 10" ( 3.58m x 2.69m )

**Bedroom One**

15' 9" x 12' 6" ( 4.80m x 3.81m )

**Bedroom Two**

11' 2" x 8' 2" ( 3.40m x 2.49m )

**Bathroom**

**Private Loft Space**

**Communal Gardens**

**Total floor area 69.4 m<sup>2</sup> (747 sq.ft.) approx**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

welcome to

## Cooden Ledge, St. Leonards-On-Sea

- TWO BEDROOM FLAT
- LARGE LOUNGE
- ALLOCATED PARKING
- MODERN THROUGHOUT
- DESIRABLE LOCATION

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1600.00

Ground Rent: 400.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£190,000**



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/HAS123279](https://fox-and-sons.co.uk/Property/HAS123279)



Property Ref:  
HAS123279 - 0005

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