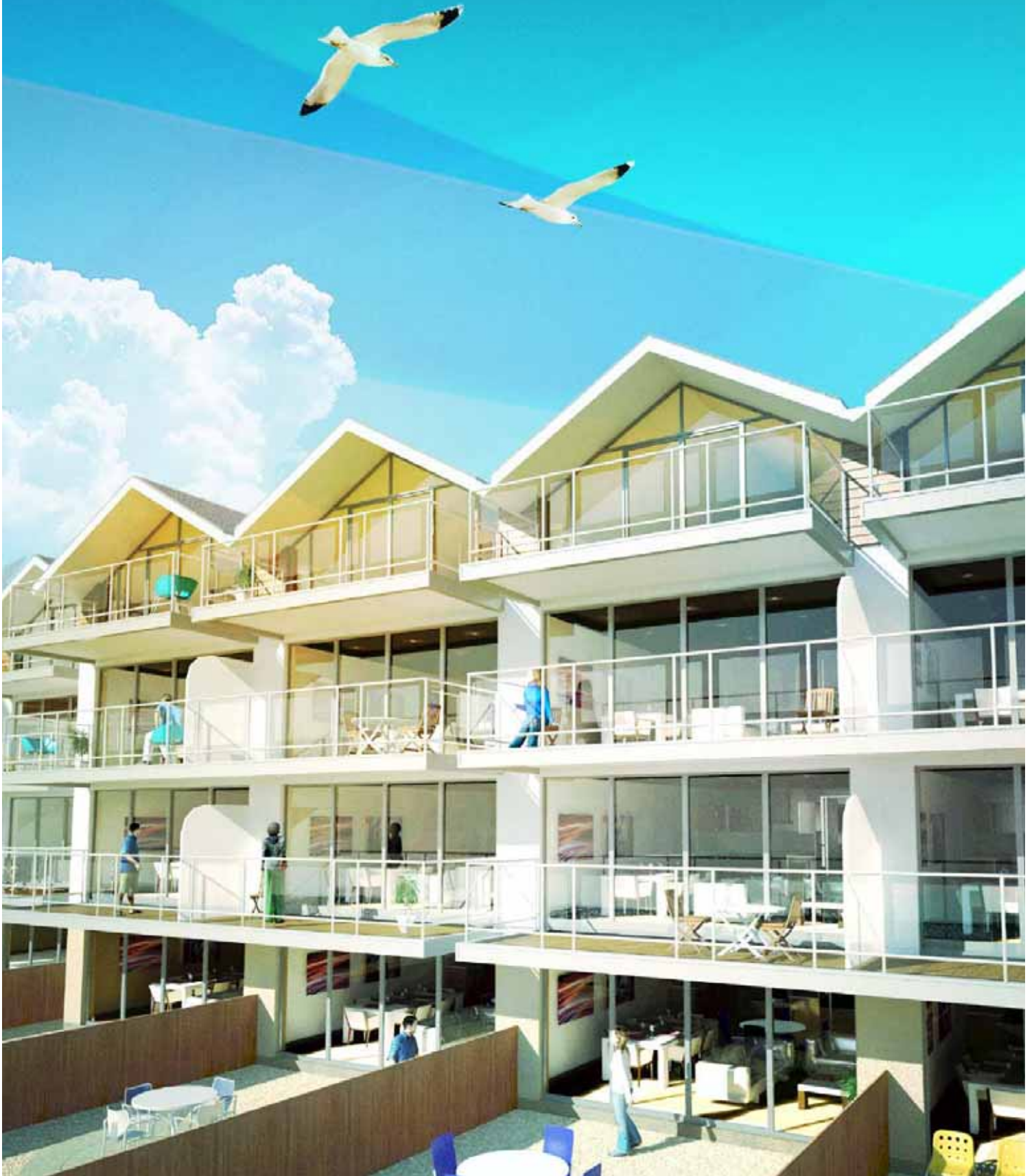


Cooden Heights

Bexhill

An exclusive beach front development from
Miracles by Design





Cooden Heights

203-205 Cooden Drive, Bexhill

Bexhill on Sea

Bexhill is surrounded by some of the most beautiful countryside in the South East. There is no shortage of pleasant walks and picturesque villages to visit. Bexhill enjoys one of the best climates on the South Coast

On the edge of Bexhill lies Cooden Beach - an undiscovered gem. Peaceful and tranquil, the gently sloping shingle beach won an ENCAMS Seaside award in 2004, and when the tide is low there are fine expanses of sand revealed on the lower shores.

To this peaceful oasis comes a landmark development from



Our Development

20 stunning apartments directly on the seafront and consisting of 20 x 2 and 3 bed apartments, and 2 x 5 bed detached houses

7 Penthouses maisonettes:	3 bed, 2 bath, with 2 large balconies
6 First Floor apartments:	2 bed, 2 bath, with a large balcony
7 Ground Floor apartments:	2 bed, 2 bath, each with their own private patio
2 Detached houses:	5 bed, 4 bath, 2 large balconies and gardens leading down to the beach

Extremely spacious airy rooms flooded with light, fitted to an exacting standard, providing a beautiful, solid blank canvas for you to fashion your own distinctive seaside haven.

...uninterrupted sea views



The Apartments & Houses

The apartments have been built and designed to a very high specification.

Each home will have:

Video entry phone systems to each apartment

Lifts to upper floors

High performance double glazing

Living room with doors that fold back to the seafront balconies

High quality fitted kitchens including:

* *Granite counter-tops*

* *Stainless steel oven, hob and canopy extractor*

* *Integrated dishwasher and washer/dryer*

* *Integrated fridge freezer*

Master Bedroom with en suite bathroom

Separate family/guest bathroom

High quality bathroom fittings

Fitted wardrobes

Quality carpets in bedrooms

Hardwood floors in hallway and sitting room

Under-floor heating in the bathrooms



examples of interior finishes



...create your dream home

Bringing together all the elements necessary for a vibrant yet relaxed atmosphere, these striking new buildings have been carefully designed to offer a sophisticated, safe and comfortable living environment.

The development integrates security consciousness with practicality, contemporary elegance and comfort, to bring you everything you need in your new home.

- * This will include fully equipped kitchens with integrated appliances.*
- * The kitchen and bathroom floors are tiled.*
- * The luxury bathrooms have under floor heating.*
- * All bedrooms are carpeted.*
- * The sitting rooms and hallways have wooden floors.*
- * Each flat has its own garage*



Breathtaking panoramic views: the magnificent

Huge internal areas, sweeping panoramic views and elegant modern design ensure that the



beauty of wild and ever-changing elements:

Light, Air, Ocean and Sky – from the peace and comfort of your home...

These are unique apartments. Opportunities to buy a home of this quality are rarely available on the South Coast.

Exterior Specification

Each flat will benefit from:
Their own personal garage
The houses have 2 garages
Visitor parking spaces
High security locks on all entrance doors
Landscaped gardens
Every sitting room has glass folding doors
leading onto large balconies or patios
Direct beach access
Uninterrupted sea views



Typical view from Cooden Beach'





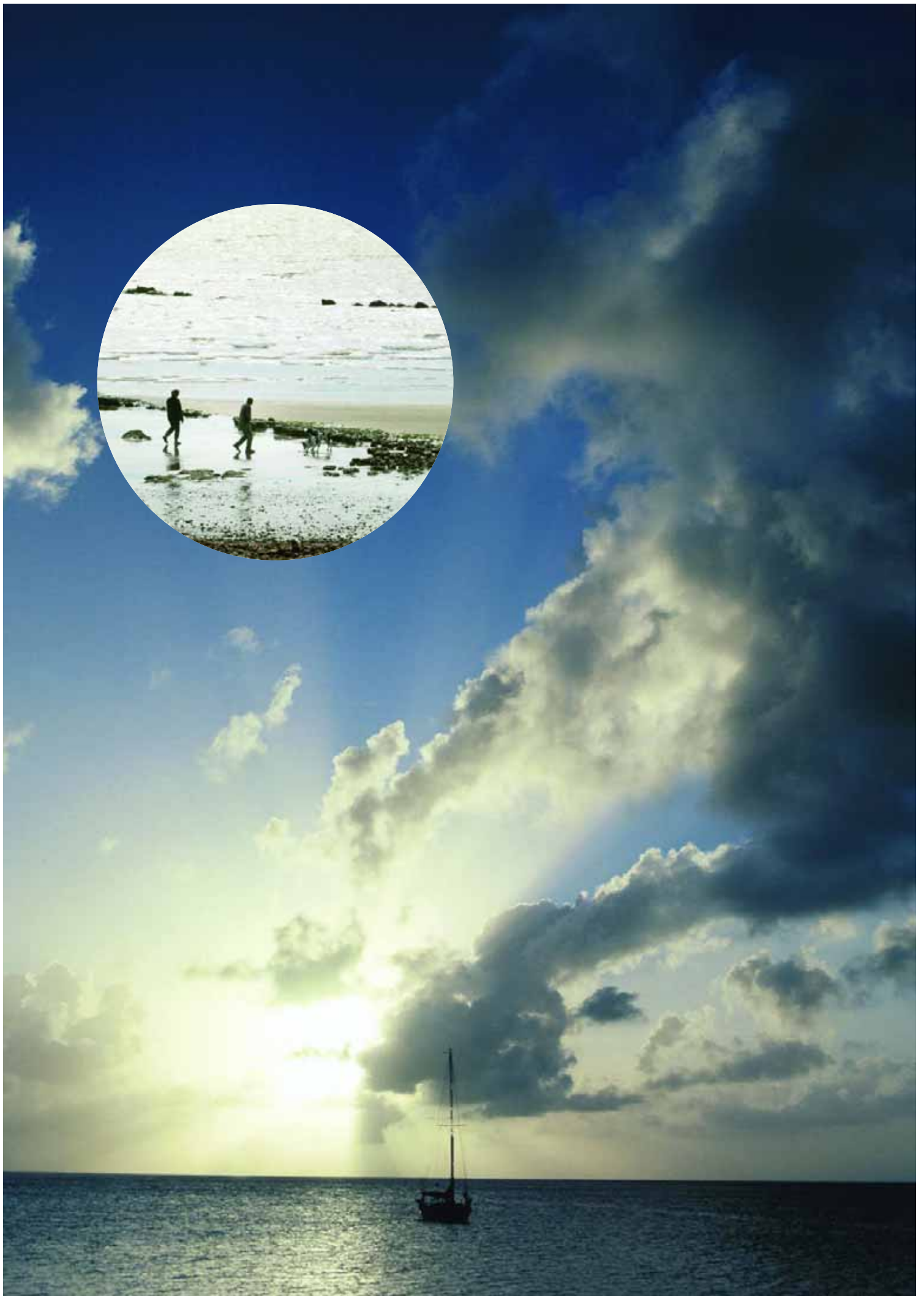
Bexhill and Environs

Bexhill has a rich and dignified history dating back to the 8th Century. However, it wasn't until the late 19th Century, when the 7th Earl De La Warr decided to transform the then rural village of Bexhill into a luxurious seaside resort, the town we know today was born.

Victorian Bexhill was renowned for the rejuvenating and health-promoting qualities of its air, and even today enjoys one of the best climates on the South Coast. The gently sloping shingle beach won an ENCAMS Seaside award in 2004, and when the tide is low there are fine expanses of sand revealed on the lower shores.

Five minutes drive away from these new homes is The De La Warr Pavilion, a Grade One listed building and one of the finest examples of modernist architecture in the Art-Deco style. Built by the 9th Earl De La Warr in 1935, it has recently undergone an £8 million restoration and redevelopment project which will make it the principal centre for contemporary art, architecture, education and entertainment in the South East.

Cooden Heights is situated in a quiet, secluded and unspoiled location on Cooden Beach and yet only moments away from Bexhill which provides numerous leisure and entertainment opportunities for all ages. Clubs cater for sailing, rowing, angling, tennis and bowling. Two of the best golf courses in East Sussex, catering for every level of player, are right on your doorstep. Two superb leisure complexes lie within easy reach, boasting between them: state-of-the-art 24 lane ten-pin bowling complex; heated swimming pool complex with flume, wave machine and a 'beach' area; a gym and health suite; 3 squash courts; 2 climbing walls; 2 fitness rooms and a sports hall.



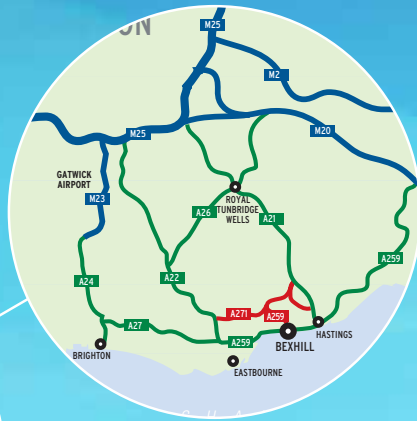
...a home by the sea

There are also various museums to visit. Nearby Polegrove recreation ground is home to local sports teams and organisations, and hosts the yearly Bexhill Horse Show and many other events. Bexhill is surrounded by some of the most beautiful countryside in the South East. There is no shortage of beautiful walks and picturesque villages to visit.

- Cooden Station is 4 minutes walk from Cooden Heights
- Approximately 15 minutes by train or car to Hastings and Eastbourne
- Approximately 50 minutes to Brighton
- London is one and a half hours away by train
- Gatwick Airport and the Eurotunnel are little over an hour away

A new link road was recently given the go-ahead. This will link Bexhill and the A21, in turn improving road links to the Hastings, Tunbridge Wells, the M25 and London.





beach-front



Cooden Heights

Cooden Heights

A development by:



The information in this brochure is indicative and is intended to act as a guide only. Miracles by Design employ a remit of continuous improvement and as such the products and materials included within this brochure may vary from the images provided, whether they be generic or specific

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