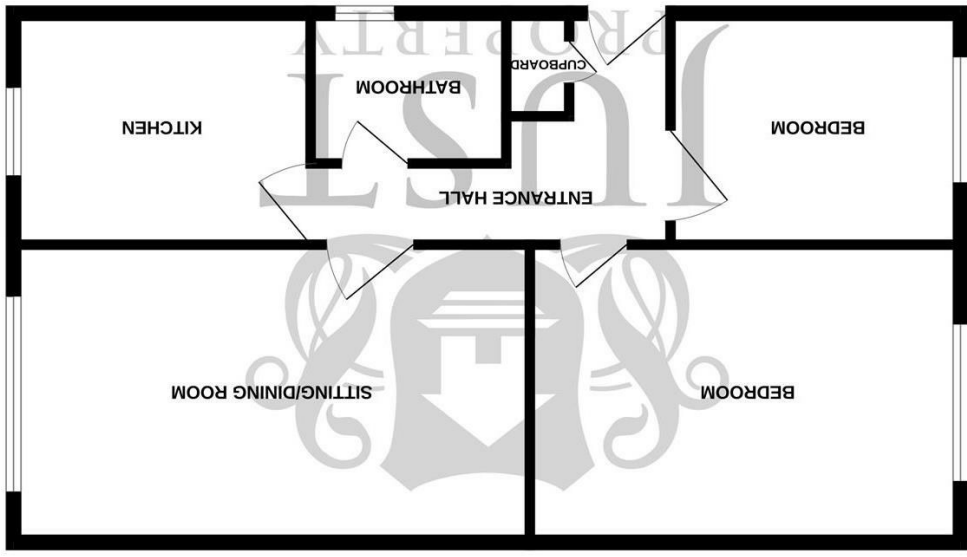


While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions of this statement. This plan is for illustrative purposes only and should be used as such. No part of these plans, drawings and any other documents shall be deemed to be a contract or a warranty. As to their operation or efficiency, they can be given.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	77
Potential	81

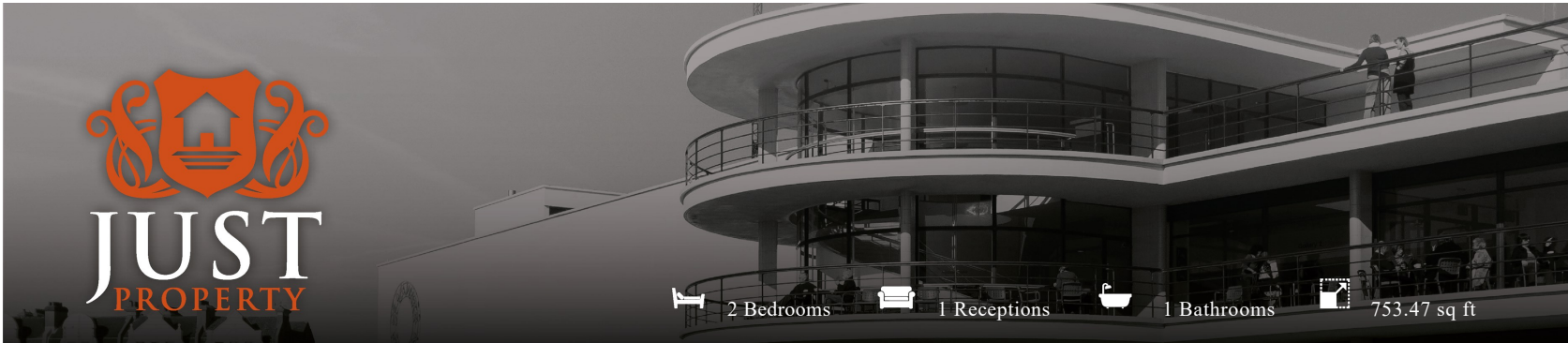


GROUND FLOOR



**FLOORPLANS**  
27 Broad Oak Coppice St Marks Close, Little Common, TN39 4PU

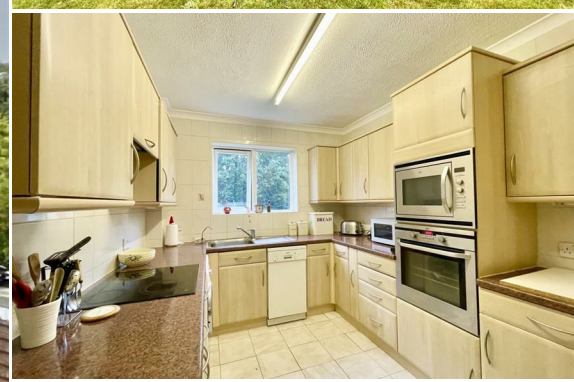
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2 Bedrooms 1 Receptions 1 Bathrooms 753.47 sq ft

Leasehold  
**£135,000**

27 Broad Oak Coppice St Marks Close, Little Common, TN39 4PU





2 Bedrooms 1 Receptions 1 Bathrooms 753.47 sq ft

## PROPERTY DETAILS

"CHAIN FREE"

Just Property are delighted to bring to the market this well presented purpose built apartment which forms part of a highly sought after "over 55's" development situated in the heart of Little Common with the many amenities of the village within walking distance. The property is accessed via communal entrance door with entry phone system leading to a well maintained communal hall with stairs and passenger lift leading to the flat.

The property has particularly spacious and well proportioned accommodation throughout and also boasts sitting/dining room with impressive views over Broad Oak Park, kitchen, two double bedrooms, bathroom/wc and entrance hall. The property additionally benefits include gas central heating and double glazed windows.

To the outside the property boasts private garage and there is the benefit of visitors parking. The development also has attractive and extensive communal grounds with seating areas and private gate into the stunning Broad Oak Park.

Ideally located in addition to having the village on your doorstep the many amenities of Bexhill town centre are also within easy reach. We have been advised that the service charge is £403.13 per month.

The property will be sold with non onward chain and vacant possession therefore viewing is highly recommended by Just Property the sole agents.



## ROOM DIMENSIONS

Entrance Hall

Kitchen  
11'0" x 8'5" (3.37 x 2.59)

Sitting/Dining Room  
19'4" x 11'0" (5.91 x 3.37)

Bedroom  
16'3" x 11'0" (4.97 x 3.37)

Bedroom  
10'7" x 8'7" (3.25 x 2.64)

Bathroom  
7'4" x 5'7" (2.24 x 1.72)

Outside

Garage

Communal Gardens

## FEATURES

- First Floor Purpose Built Flat with Lift
- Walking Distance to Little Common Village
- Two Double Bedrooms
- Sought After Over 55s Development
- Gate Giving Direct Access to Broad Oak Park
- Attractive Views
- Set In Beautifully Maintained Communal Gardens
- Garage En Bloc
- Chain Free
- Well Presented

