



**Broad Oak Coppice, Bexhill-On-Sea TN39 4PU**



**welcome to**

## **Broad Oak Coppice, Bexhill-On-Sea**

Fox & Sons are proud to offer a unique opportunity to acquire a TWO BEDROOM APARTMENT in the delightful complex, 'Broad Oak Coppice'. Providing exclusive living for over 55's with stunning views along the communal gardens and just a short distance away from the prestigious Little Common Village!



### Communal Entrance

Featuring a 24 hour emergency call system, house manager & office typically staffed in work hours, lift to all floors and additional communal facilities.

### Entrance Hallway

Leading to all accommodation within the flat, newly laid flooring, intercom calling system, radiator, powerpoints and built-in storage.

### Lounge

19' 5" x 10' 11" ( 5.92m x 3.33m )

Featuring double-glazed windows to both the rear & side-aspects, triple radiator, powerpoints, TV point - a spacious room allowing plenty of room for both lounging and dining.

### Kitchen

11' 11" x 8' 8" ( 3.63m x 2.64m )

Featuring a range of matching wall and base units, double-glazed window to the rear-aspect, stainless steal sink & drainer unit with mixer tap, tiled splashbacks & vinyl flooring, laminate edge worktops, space & plumbing for a dish washer / washing machine, space for a free standing fridge freezer, gas hobs with extractor above, mid-level integral oven & grill, powerpoints and radiator.

### Bedroom One

16' 5" x 11' ( 5.00m x 3.35m )

Comprising a double-glazed window to the front-aspect, radiator, powerpoints, TV point and built-in wardrobe & vanity storage units.

### Bedroom Two

10' 7" x 8' 8" ( 3.23m x 2.64m )

Boasting a double-glazed window to the front-aspect, newly laid carpet, powerpoints and radiator.

### Bathroom

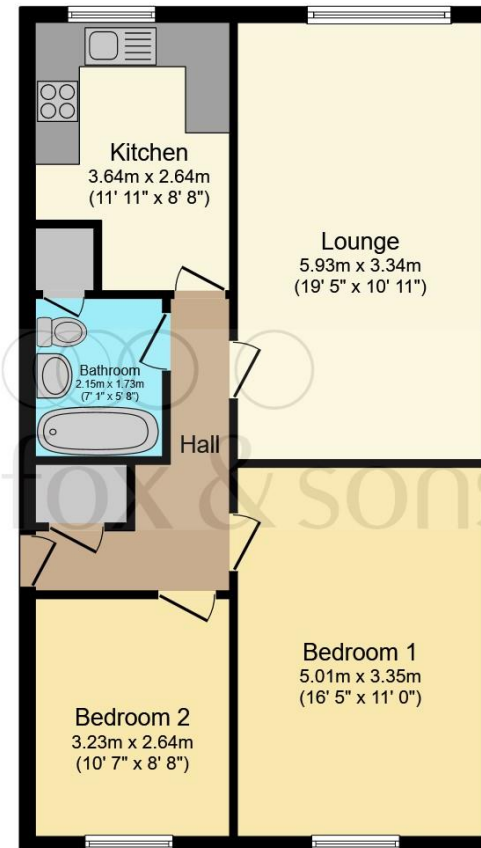
A matching suite comprising a paneled bath with mixer taps, pedestal wash hand basin, low-level WC, partly-tiled walls & towel rail.

### External Garage

Access via up & over door, power and lighting.

### Communal Gardens

The property benefits from beautifully maintained and expansive gardens surround, mature shrubbery, pathways leading to main entrances, communal / visitors car park and garages.



Total floor area 67.1 m<sup>2</sup> (722 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)



**view this property online** [fox-and-sons.co.uk/Property/BOS112635](http://fox-and-sons.co.uk/Property/BOS112635)



welcome to

## Broad Oak Coppice, Bexhill-On-Sea

- Two Bedroom Apartment
- Over 55's Complex
- Well-Maintained Communal Gardens & Lounge
- Private Garage En-Bloc
- 24 Hour Emergency Call-System & House Manager

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 5124.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/BOS112635](https://fox-and-sons.co.uk/Property/BOS112635)



Property Ref:  
BOS112635 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



fox & sons



01424 224243



BexhillonSea@fox-and-sons.co.uk



1 Devonshire Square, BEXHILL-ON-SEA, East  
Sussex, TN40 1AB



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)