

**RUSH  
WITT &  
WILSON**



**28 Broad Oak Coppice St. Marks Close, Bexhill-On-Sea, East Sussex TN39 4PU  
£155,500**



**An opportunity to acquire this beautiful two bedroom first floor purpose built flat for the over 55's ideally situated in this quiet and secluded location of Little Common. Having been modernised by the vendor to a good standard throughout, the property comprises two double bedrooms, lounge/diner with beautiful views across Broad Oak country park, modern fitted kitchen/breakfast room and modern fitted shower room. Other internal benefits include gas central heating to radiators, double glazed windows throughout. Externally the property boasts beautifully maintained communal gardens to the front and rear of the building, private allocated parking space, direct access on to Broad Oak country park. Conveniently situated just a short walk from Little Common Village with amenities and bus stops, viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning ground floor apartment in this highly convenient location. Council Tax Band B.**





**Communal Entrance**

Communal entrance door with entry-phone system leading to the communal hallway, stairs of lift to first floor.

**Internal Front Door**

Leading to:

**Hallway**

Radiator, large storage cupboard with hanging space, shelving and also houses the electric consumer unit.

**Lounge/Diner**

11'0" x 19'4" (3.36m x 5.90m )

Double aspect double glazed windows to the rear and the side elevations with stunning views across the communal gardens to Broad Oak nature park, double radiator.

**Kitchen/Breakfast Room**

8'7" x 11'10" (2.63m x 3.63m )

Window to the rear elevation overlooking Broad Oak nature park, radiator, modern fitted kitchen with a range of matching wall and base level units with straight edge laminate worktop surfaces, plumbing for washing machine, space for tumble dryer, stainless steel single sink with drainer, part tiled walls.

**Bedroom One**

10'11" x 16'4" (3.35m x 5m)

Double glazed window to front elevation, radiator, fitted wardrobe cupboard and dressing table.

**Bedroom Two**

8'7" x 10'9" (2.63m x 3.28m )

Double glazed window to front elevation, radiator.

**Bathroom**

Obscured window to the side elevation, walk-in shower with controls and shower head, vanity unit with wash hand basin, mixer tap, w.c. with low level flush, tiled walls, tiled floor. large storage cupboard with additional storage space, electric radiator.

**Outside****Communal Gardens**

Beautifully maintained communal gardens to the front and the rear of the property with the rear benefiting from access directly on to the Broad Oak nature park.

**Lease & Maintenance**

Approx. 146 years still remaining on lease, the service charge is £403 per month including ground rent and buildings insurance.

**Parking Space**

Allocated parking space.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







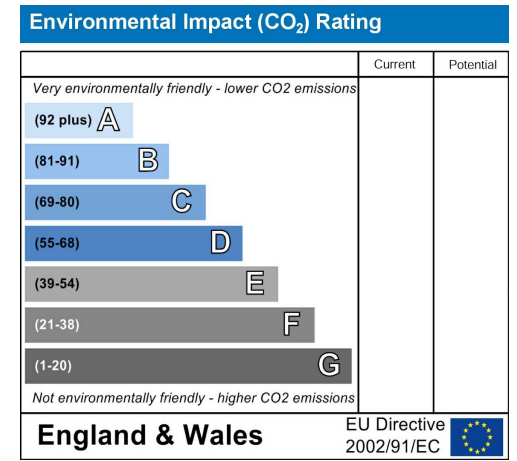
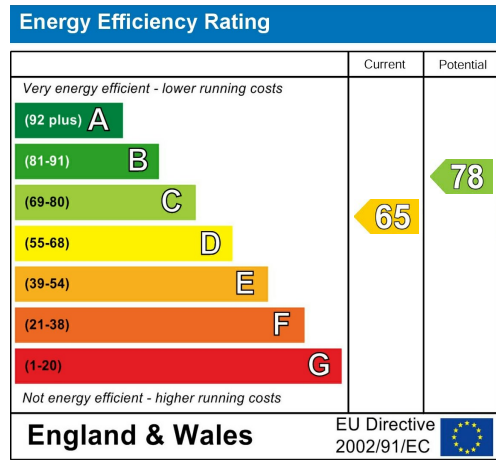
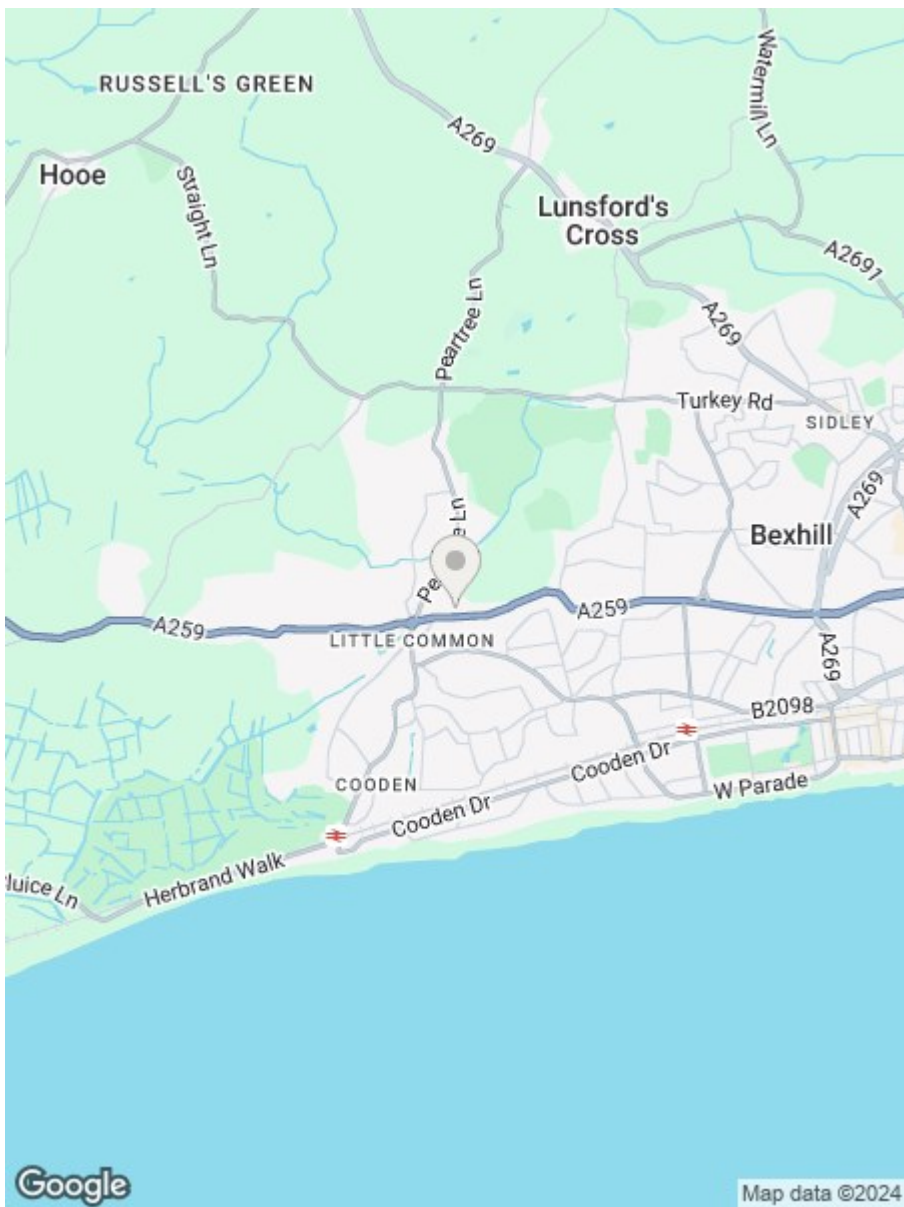
GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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