

**RUSH  
WITT &  
WILSON**



**31 Broad Oak Coppice St. Marks Close, Bexhill-On-Sea, East Sussex TN39 4PU  
£125,000**



**A spacious two bedroom top floor retirement flat (Over 55's only) located in this sought after block with far reaching panoramic views across Broad Oak Country Park and Little Common. The property comprises two bedrooms, one double and one large single, large lounge/diner, fitted kitchen and fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows. Externally, the property offers large communal gardens backing on to the park, single garage en-bloc and off-road parking for visitors. Situated within easy access to the popular village of Little Common with its local shops and cafes. Viewing is highly recommended by RWW sole agents. Council Tax Band B.**



**Communal Entrance Hallway**

With entry-phone system, stairs and lift to top floor.

approximate and should not be relied upon for any other purpose.

**Private Entrance Hall**

With entrance door, entry phone system, radiator, storage cupboard.

**Living Room**

19'8" x 11'3" (6.0 x 3.45)

Windows to rear elevation, radiator.

**Kitchen**

11'10" x 8'7" (3.62 x 2.62)

Fitted kitchen with matching wall and base level units, work top surfaces, space for freestanding cooker, washing machine, sink with drainer and mixer tap, windows to rear elevation, radiator.

**Bedroom One**

14'9" x 11'5" (4.51 x 3.49)

Windows to front elevation, built in wardrobe cupboards, radiator.

**Bedroom Two**

10'9" x 8'7" (3.28 x 2.64)

Window to front elevation, radiator.

**Shower Room**

With suite comprising w/c low level flush, wash hand basin and mixer tap, walk in shower with shower controls and shower head.

**Outside****Communal Gardens**

Beautiful communal gardens with various seating areas, mainly laid to lawn with mature shrubbery, plants and trees of various kinds.

**Garage Enbloc****Lease & Maintenance**

146 years remaining on the lease. Service charge is £403 per month including ground rent and buildings insurance.

**Agents Notes**

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





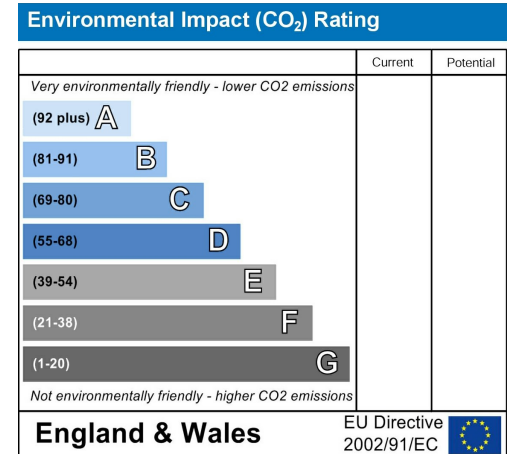
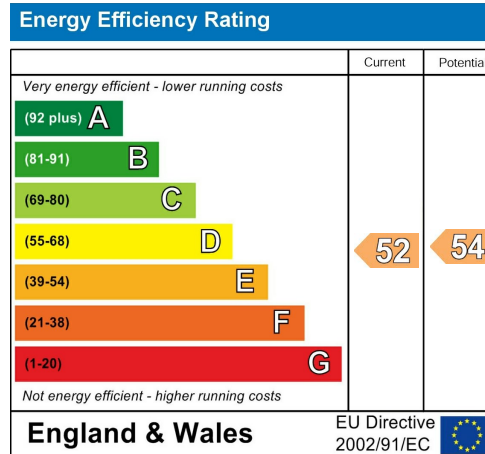
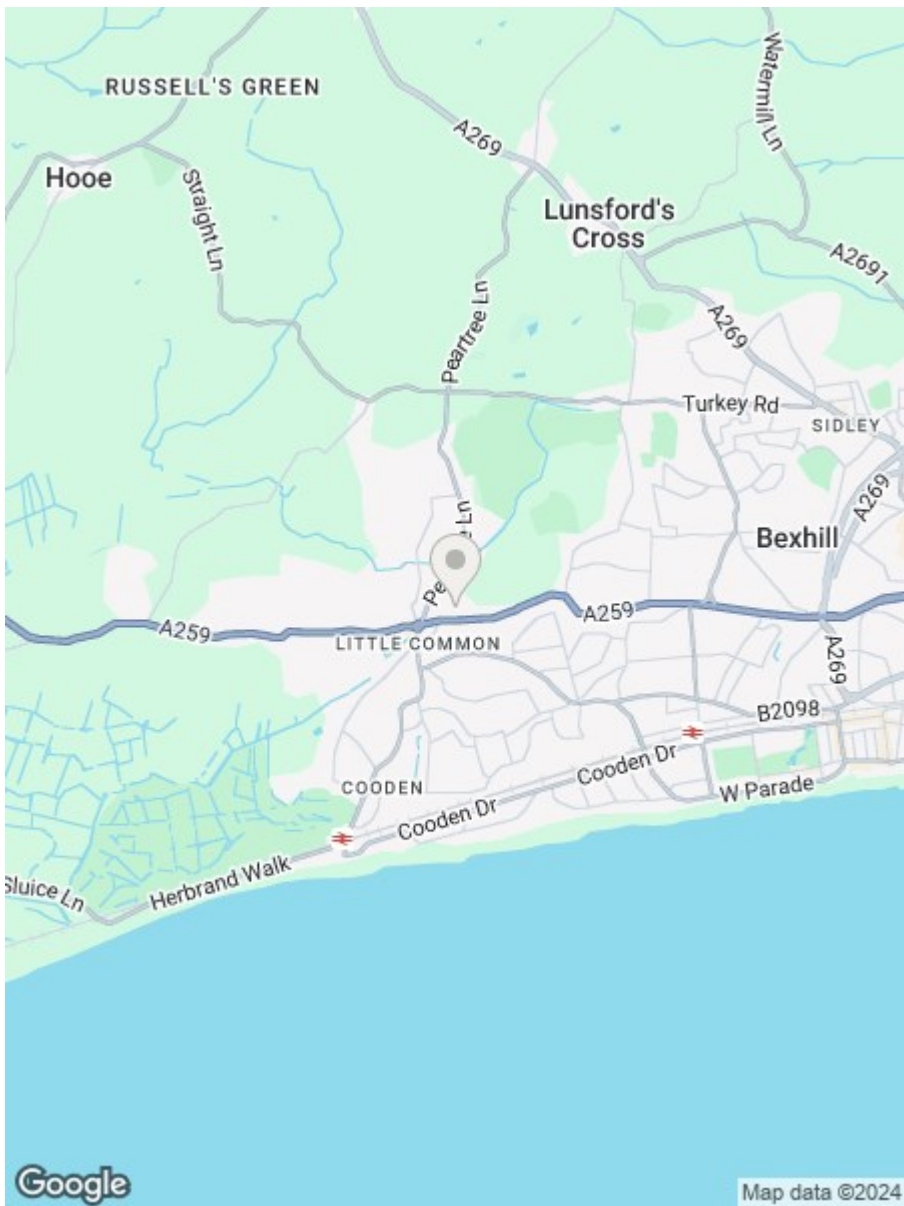


THIRD FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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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