

**RUSH
WITT &
WILSON**



12 Chichester Court Osbern Close, Bexhill-On-Sea, East Sussex TN39 4TL
Price Guide £220,000

A beautifully presented two bedroom maisonette situated in this over 55's complex in Cooden. Offering bright and spacious accommodation throughout, the property comprises living/dining room, modern fitted kitchen, two double bedrooms, modern bathroom suite, ample storage space available. Other internal benefits include electric radiators and double glazed windows and doors. Externally the property boasts from stunning communal gardens and garage en-bloc. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents. Council Tax Band B.



Entrance Hallway

Radiator and obscured glass panelled entrance door, stairs leading to the first floor.

First Floor Landing

Radiator, window to the side elevation, airing cupboard housing hot water tank and slatted shelving, additional large storage cupboard with space for tumble dryer.

Living Room

18'2" x 14'1" (5.56m x 4.31m)
Double glazed windows to the rear elevation overlooking the communal gardens. Glass panelled door with Juliette balcony, radiator, space for dining table

Kitchen

9'2" x 7'9" (2.8m x 2.37m)
Modern fitted kitchen with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with drainer and mixer tap, integrated electric oven with extractor canopy above, integrated fridge and freezer, integrated dishwasher, tiled splashbacks, integrated washing machine, double glazed windows to the front elevation.

Bedroom One

13'11" x 9'1" (4.25m x 2.77m)
Double glazed windows to the front elevation, radiator.

Bedroom Two

9'3" x 8'5" (2.82m x 2.58m)
Double glazed windows to the rear elevation overlooking the communal gardens, radiator, built-in wardrobe cupboards.

Shower Room

Modern suite comprising w.c. with low level flush, vanity unit with wash hand basin and mixer tap, large walk-in shower cubicle with wall mounted shower controls, shower attachment and shower head, heated towel rail, tiled walls, obscure double glazed windows to the front elevation.

Outside

Communal Gardens

Beautifully maintained and laid to lawn with various plants, shrubs and trees.

Garage En-Bloc

Lease & Maintenance

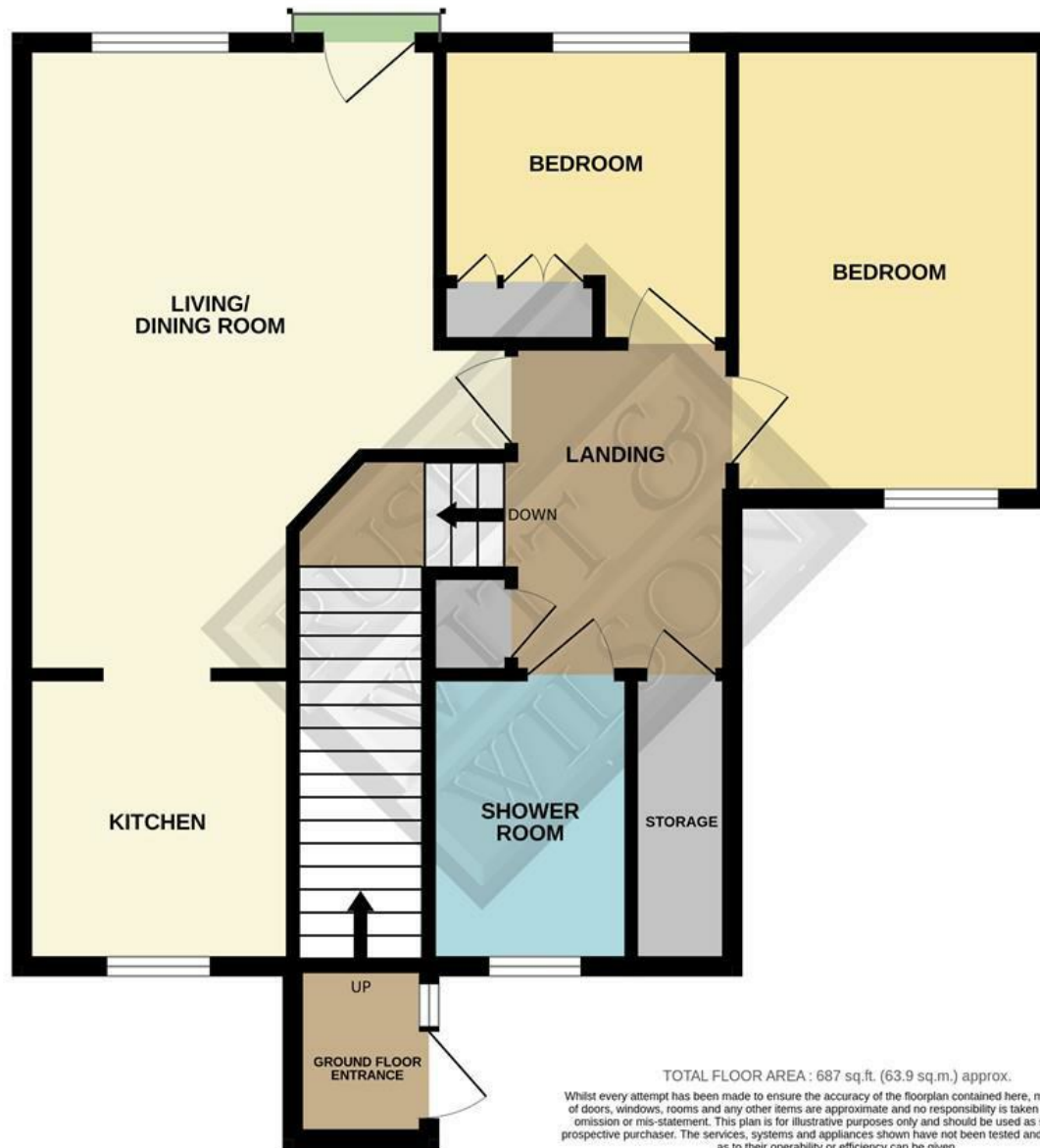
We have been advised by the sellers that this property is Leasehold with 146 years remaining on the Lease and maintenance charges are £165 per calendar month.

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.

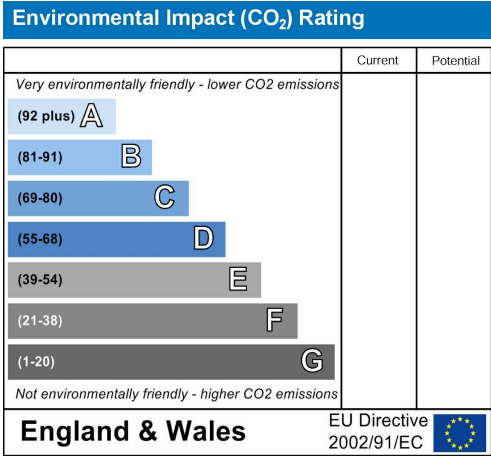
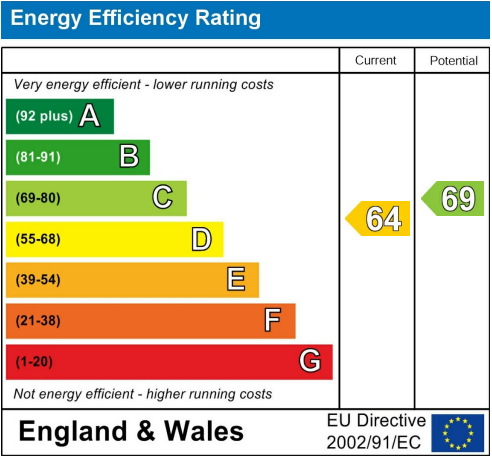
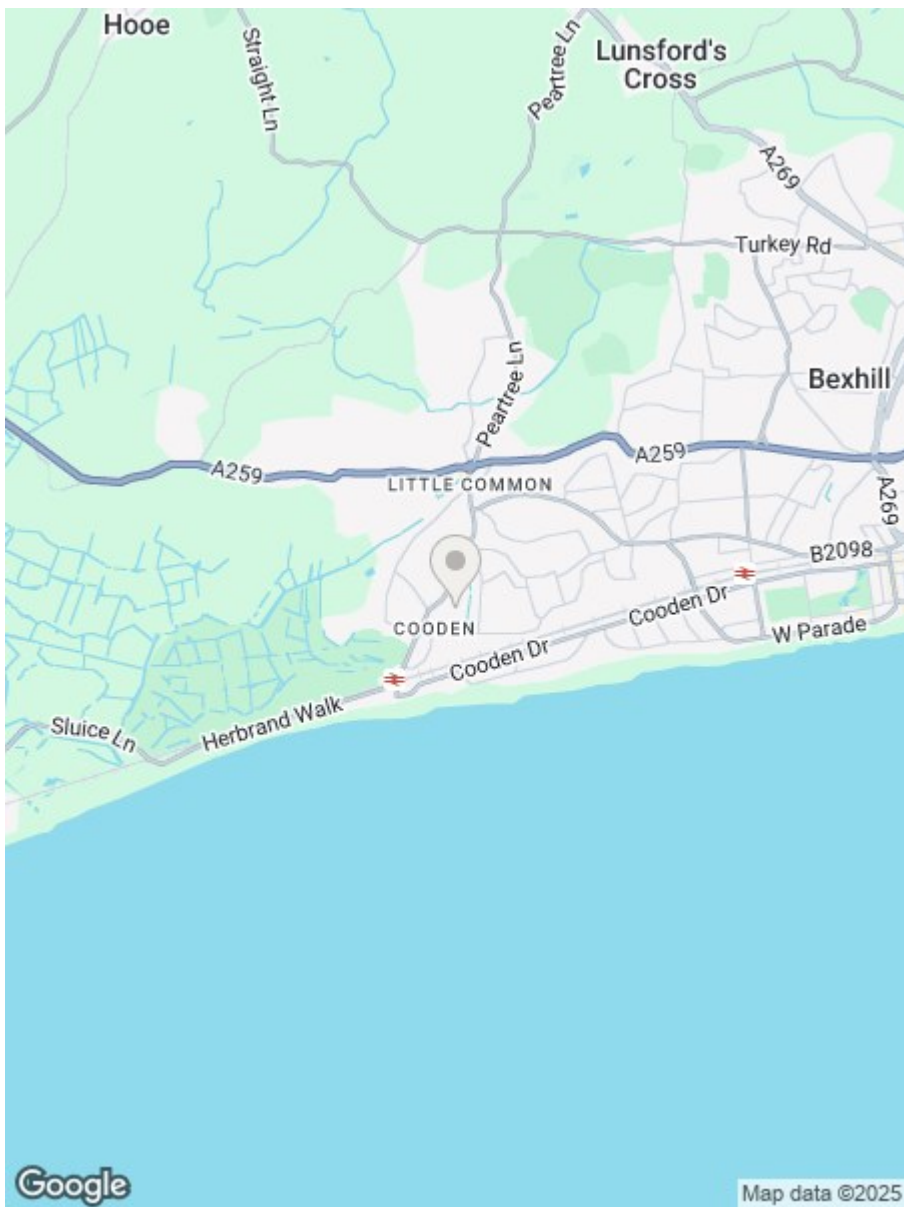


FIRST FLOOR
687 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 687 sq.ft. (63.9 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.
Made with Metropix ©2025



**RUSH
WITT &
WILSON**

**Residential Estate Agents
Lettings & Property Management**



**3 Devonshire Road
Bexhill-on-Sea
East Sussex
TN40 1AH
Tel: 01424 225588
bexhill@rushwittwilson.co.uk
www.rushwittwilson.co.uk**