

22 Broad Oak Coppice St. Marks Close, Bexhill-On-Sea, East Sussex TN39 4PU £130,000

An opportunity to acquire this beautiful two bedroom second 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, VACANT POSSESSION, viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning second floor apartment in this highly convenient location.







Communal Entrance Hallway

Entry phone system, stairs or lift to the second floor.

Private Entrance Hallway

Double radiator, built in cloaks cupboard, doors off to Approx. 56 years remaining on the lease, Leasehold, the following:

Living Room

19'4 x 11'2 (5.89m x 3.40m)

Window to the rear elevation with stunning views over Broad Oak Park, double radiator.

Kitchen

11'11 x 8'9 (3.63m x 2.67m)

Window to the rear elevation overlooking Broad Oak Park, range of base of wall and base units with laminate worktops, one and half bowl ceramic sink Council Tax Band - B with side drainer, washing machine, electric hob with extractor canopy and light, double oven with grill, double radiator, fridge freezer, tiled splashbacks.

Bathroom

Window to the side elevation, a suite comprising walk in double shower, chrome controls, chrome shower head, pedestal wash hand basin, low level wc. chrome heated towel rail, tiled floor and walls, built in airing cupboard housing the gas central heating combination boiler.

Bedroom One

11'1 x 16'11 (3.38m x 5.16m)

Window to the front elevation, double radiator.

Bedroom Two

10'8 x 8'8 (3.25m x 2.64m)

Window to the front elevation, double radiator.

Outside

Communal Gardens

Beautifully arranged to the front are large lawned areas with mature shrub, plants and trees of various kinds, patio areas for alfresco dining. To the rear the gardens mainly to lawn with a host of mature trees backing onto Broad Oak Park.

Garage En-Bloc

Power and lights. Garage marked 'M'.

Service Charges & Lease Details

the service charge is £427 per month including ground rent and buildings insurance.

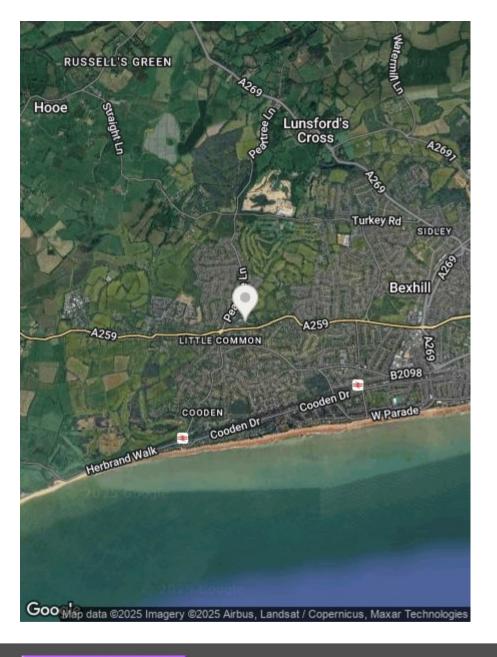
Agents Note

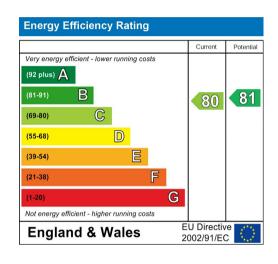
None of the services or appliances mentioned in these sale particulars have been tested.

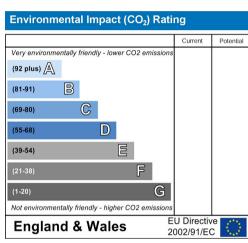
It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.













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