

**RUSH
WITT &
WILSON**



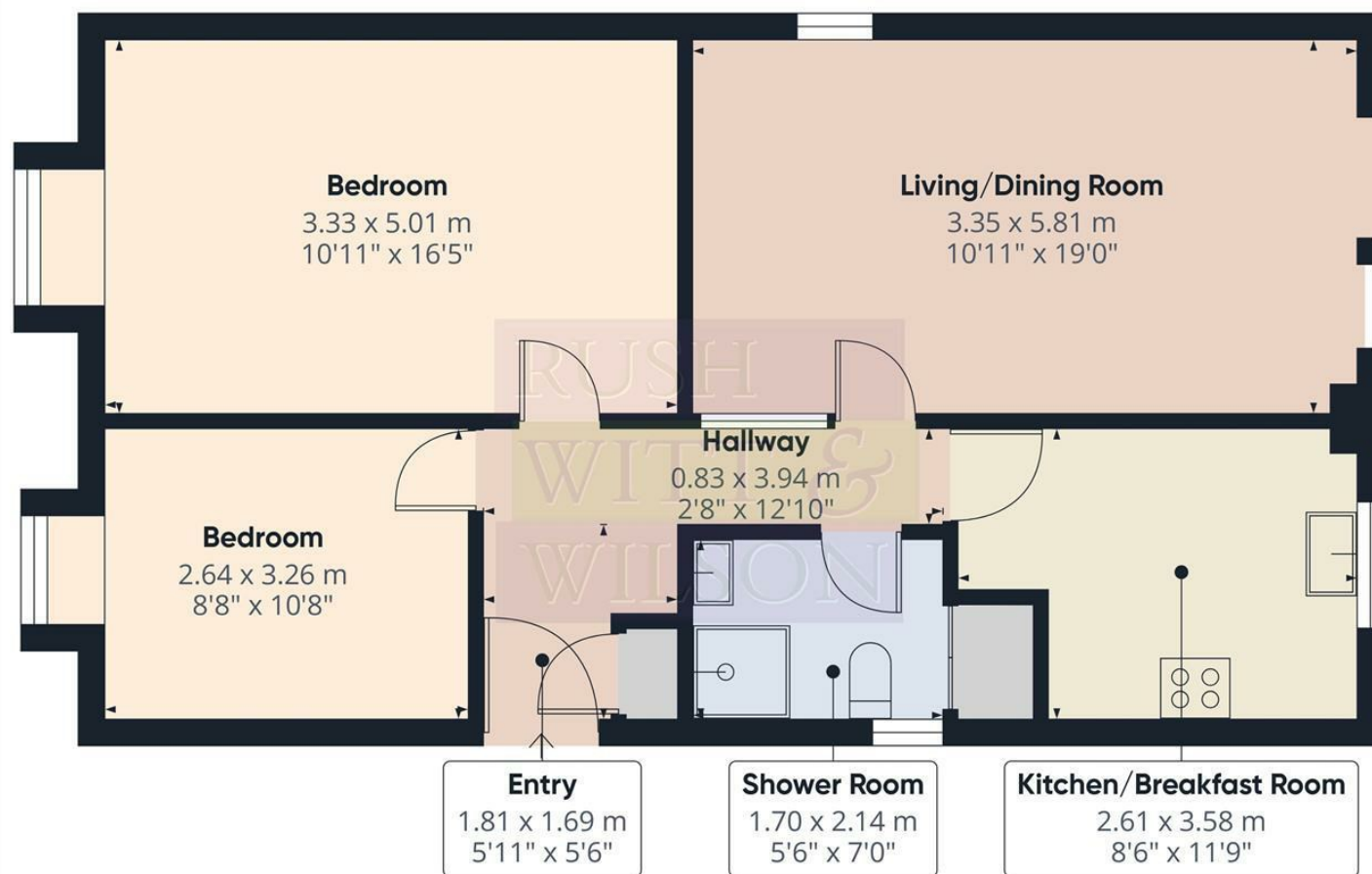
RUSH
WITT &

**23 Broad Oak Coppice St Marks Close, Bexhill on Sea, East Sussex TN39 4PU
£124,000 Leasehold**

About the property

An opportunity to acquire this beautiful two bedroom top floor purpose built flat for the over 55's, ideally situated in this quiet and secluded location of Little Common, lease approx. 140 years remaining. 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, garage en-bloc, 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 second floor apartment in this highly convenient location.





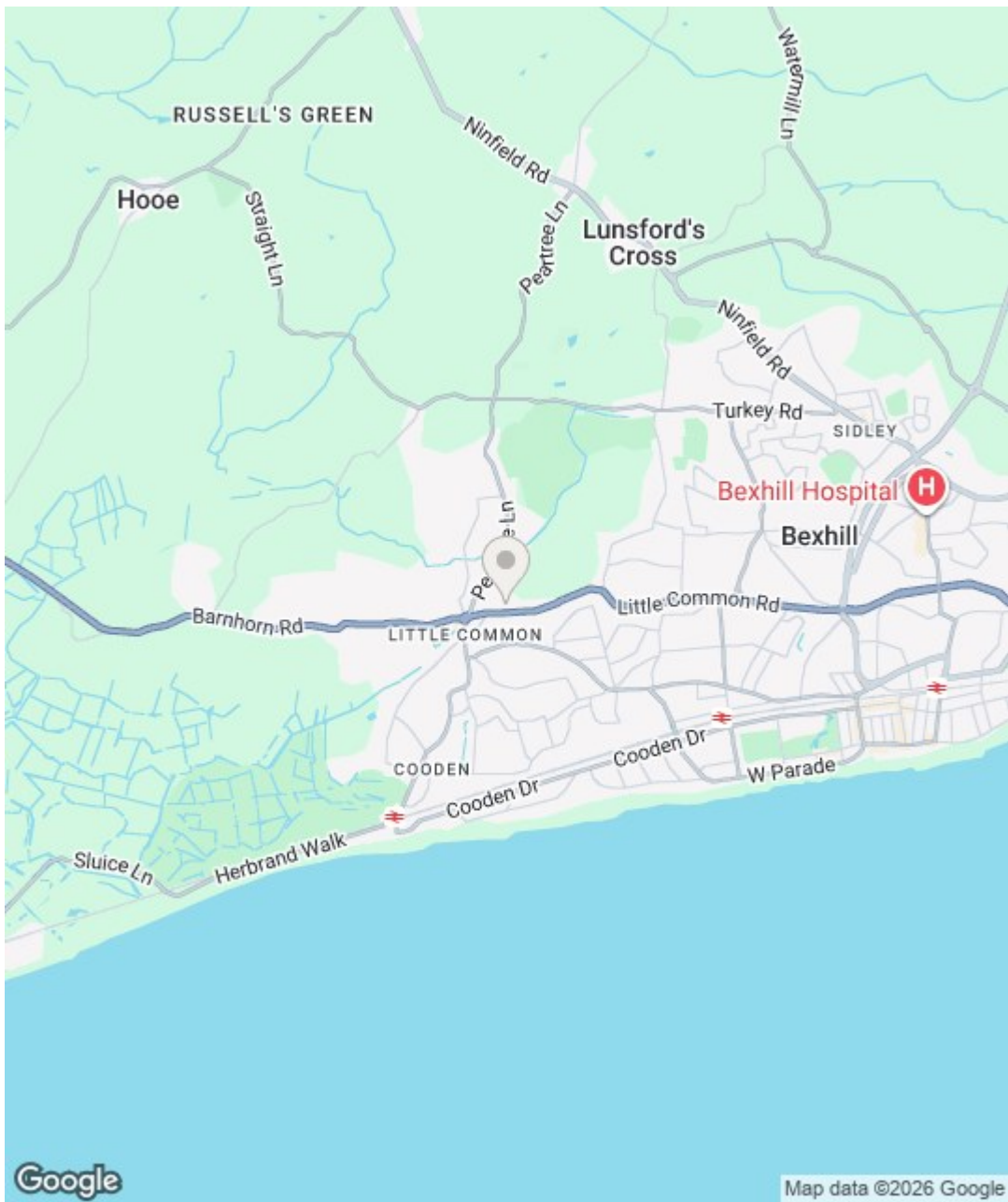
Approximate total area⁽¹⁾

65.7 m²
708 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://rushwittwilson.co.uk/privacy-policy>