

**RUSH
WITT &
WILSON**



**12 Broad Oak Coppice St. Marks Close, Bexhill-On-Sea, East Sussex TN39 4PU
Offers In Excess Of £122,500 Leasehold**

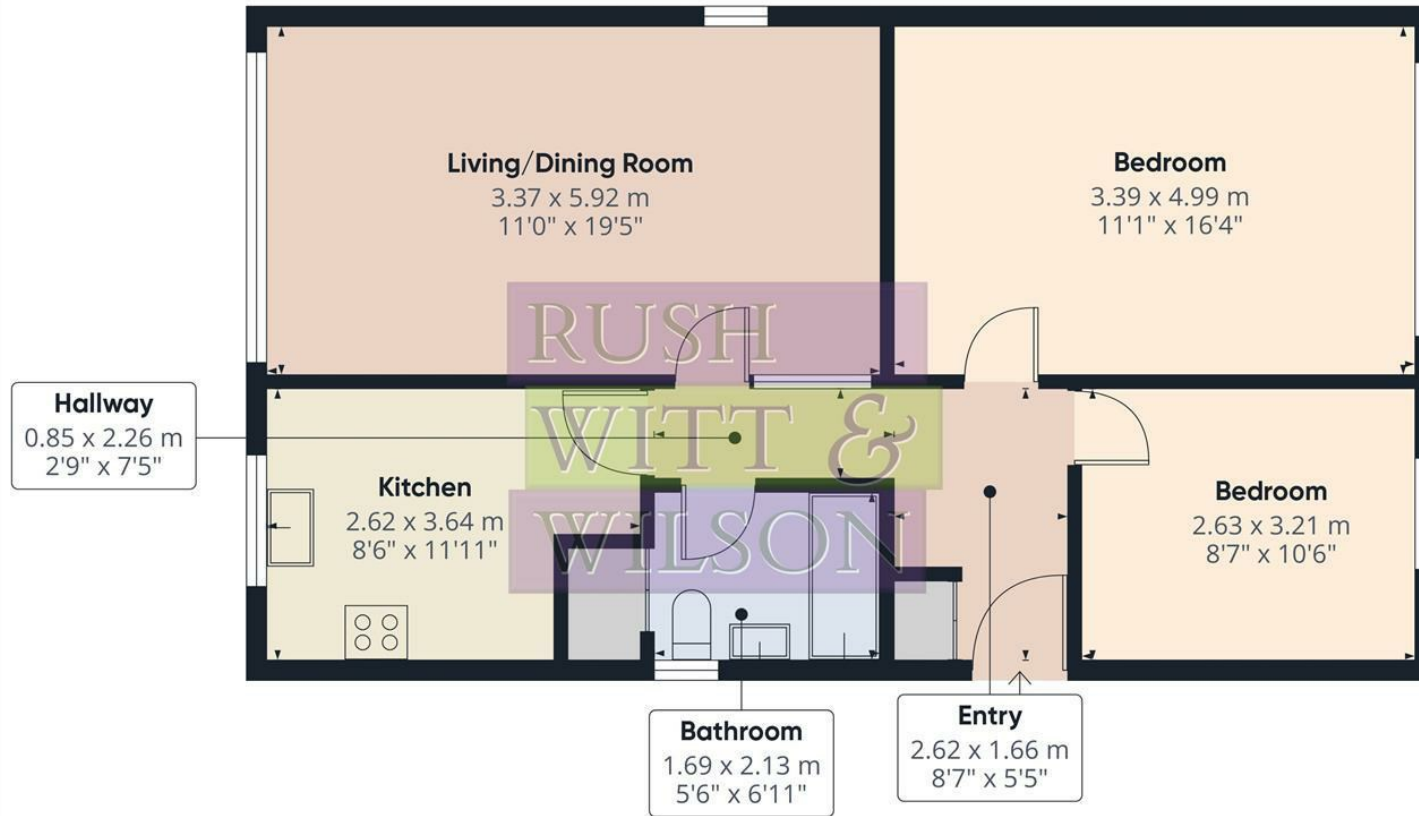
About the property

A stunning two bedroom over 55's apartment comprising, entrance hallway with entry phone system, living/dining room, fitted kitchen, two double bedrooms and modern family bathroom suite. Other internal benefits include full gas central heating system, double glazed windows and doors throughout and garage en-bloc.

The property comes situated in this sought after Little Common location, within close proximity to local amenities, and short walking distance to public transport services.

The property backs onto the beautiful Broad Oak Park in Little Common. Viewings come highly recommended by Rush Witt & Wilson sole agents.





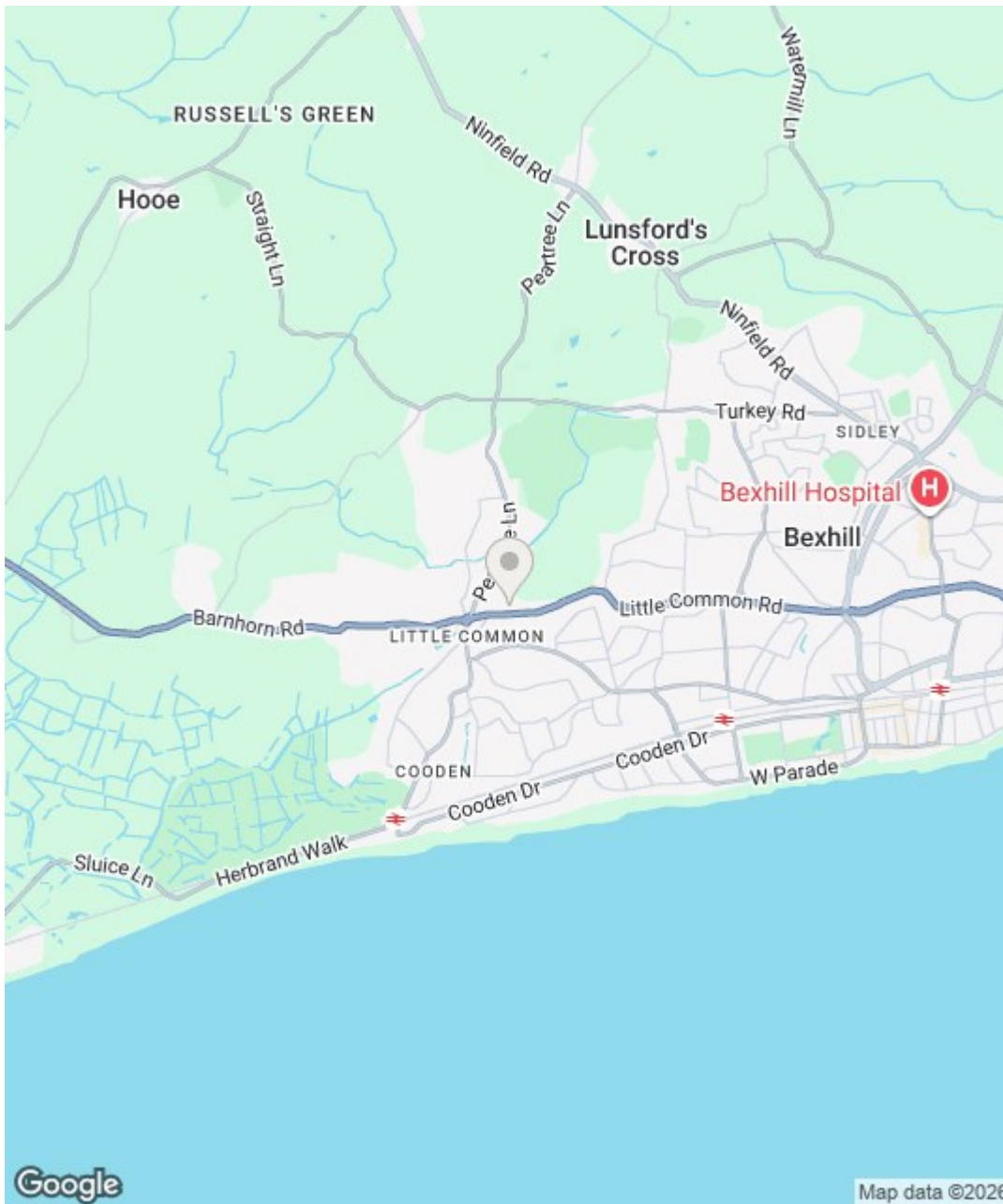
Approximate total area⁽¹⁾
64.8 m²
696 ft²

(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		
	68	75
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).
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