

RUSH
WITT &
WILSON



**7 Broad Oak Coppice St. Marks Close, Bexhill on Sea, East Sussex TN39 4PU
£125,000 Leasehold**

A well presented top floor retirement apartment, comprising two double bedrooms, living/dining room, modern fitted kitchen and shower room. Other benefits include garage-en-bloc, gas central heating system, double glazed windows and doors and vacant possession. The property backs onto the beautiful Broad Oak Park in Little Common. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Communal Entrance Hallway

Lift or stairs rising to the second floor.

Private Entrance Hallway

Entrance door, single radiator, entry phone system, built in cloaks cupboard, doors off to the following:

Living/Dining Room

20'6 x 11'2 (6.25m x 3.40m)

Window to the side elevation, window to the rear overlooking Broad Oak park, double radiator.

Kitchen

14'0 x 8'10 (4.27m x 2.69m)

Window to the rear elevation overlooking Broad Oak park, a modern fitted kitchen comprising a range of base and wall units with laminate worktop surfaces, single sink with side drainer and mixer tap, integral dishwasher, gas hob with extractor canopy and light above, integral oven and grill, space and plumbing for washing machine, space for fridge/freezer, double radiator.

Bedroom One

16' x 11'1 (4.88m x 3.38m)

Window to the front elevation, double radiator, built in wardrobe cupboards.

Bedroom Two

10'9 x 8'8 (3.28m x 2.64m)

Window to the front elevation, single radiator.

Shower Room

Walk in shower with sliding doors, electric shower controls and shower head, low level wc, pedestal wash hand basin, tiled walls, built in airing cupboard, electric shaver point and light, window to the side elevation.

Outside

Communal Gardens

Beautiful and well kept under the service charge agreement, mainly laid to lawn with a whole host of different shrubbery, trees and patio areas. The rear communal gardens back onto Broad Oak Park woodland, excellent for walks.

Garage En-Bloc

Lease & Maintenance

55 years remaining on the lease.

Service charge of £5,127 annually option to pay monthly would be £427.25 (including ground rent).

Agents Note

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.

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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).

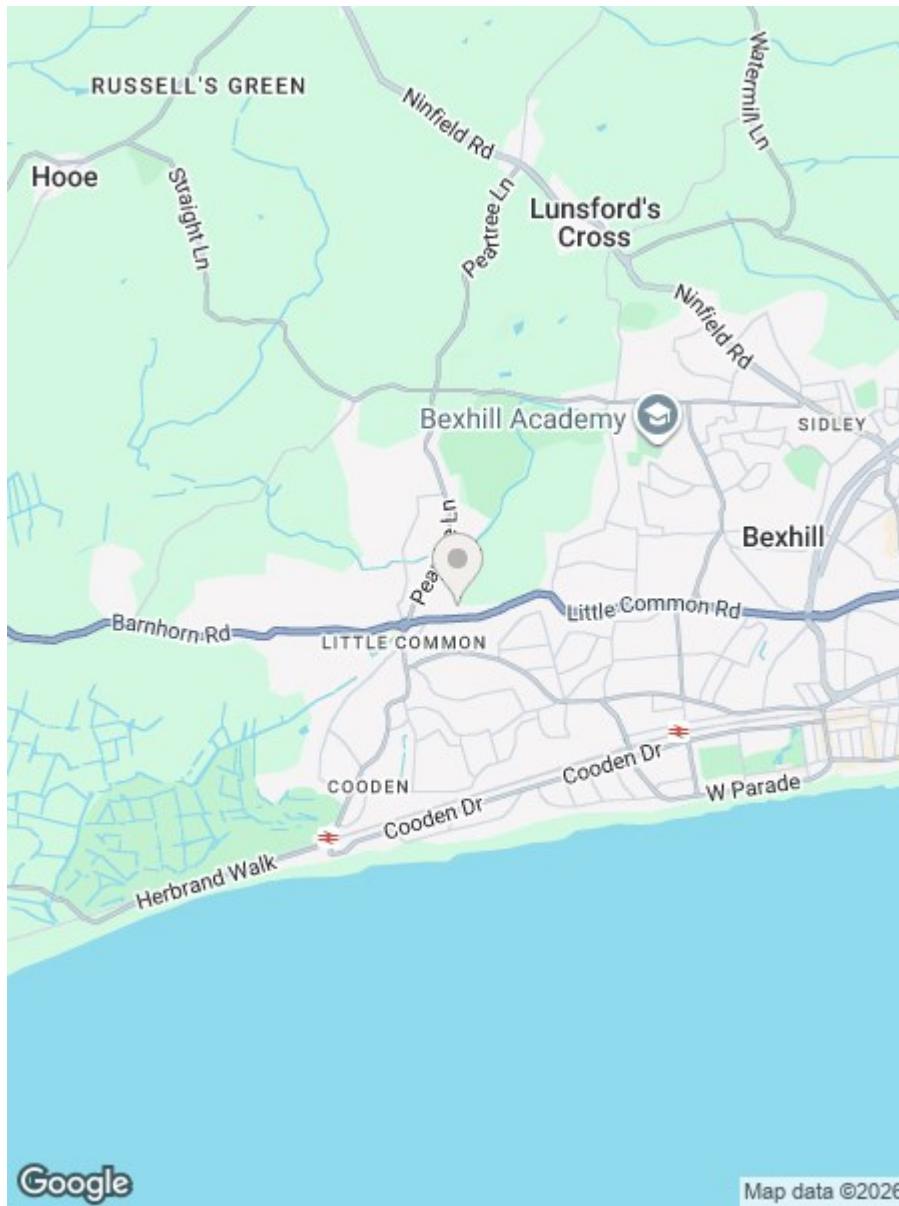
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3. **Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) 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	