

**RUSH
WITT &
WILSON**



**17 Chichester Court Osbern Close, Bexhill-On-Sea, East Sussex TN39 4TL
Offers In Excess Of £122,500 Leasehold**

Over 55's one bedroom maisonette situated in the sought after Cooden location and within close proximity to Cooden Beech Hotel, Cooden train station and Little Common village, offering a wide range of amenities. Internally the property comprises entrance hall, large living room, one double bedroom, fitted kitchen and fitted bathroom suite. Other internal benefits include double glazed windows and doors throughout, storage heating is available. Viewings come highly recommended by Rush Witt & Wilson sole agents.



Entrance Hall
Stairs rising to the first floor.

First Floor

Landing
Storage heater, access to loft space via loft hatch, doors off to the following:

Living Room
18'0 x 11'0 (5.49m x 3.35m)
Dual aspect with double glazed windows to the rear elevation with beautiful views over Cooden Tennis Club and far reaching views, additional double glazed window to the side elevation, double glazed glass panelled door with Juliet balcony, two storage heaters.

Kitchen
9'9 x 7'10 (2.97m x 2.39m)
Fitted with a range of matching wall and base level units, laminate straight edge worktop surfaces, one and a half bowl sink with side drainer and mixer tap, space for freestanding cooker, space for undercounter fridge and freezer, space and plumbing for washing machine, radiator, double glazed window to the side elevation.

Bedroom
12' x 9'8 (3.66m x 2.95m)
Double glazed window to the side elevation, storage heater.

Bathroom
Suite comprising low level wc, panelled enclosed bath with mixer tap, additional shower over bath, pedestal mounted wash hand basin, chrome heated towel rail, part tiled walls, ample storage cupboard housing the electrical consumer unit.

Outside

Communal Gardens
Mainly laid to lawn and well maintained with mature plants, shrubs and trees of various kinds.

Lease & Maintenance
58 years remaining on the lease.
Annual Service Charge £2,160.

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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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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1ST FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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.
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