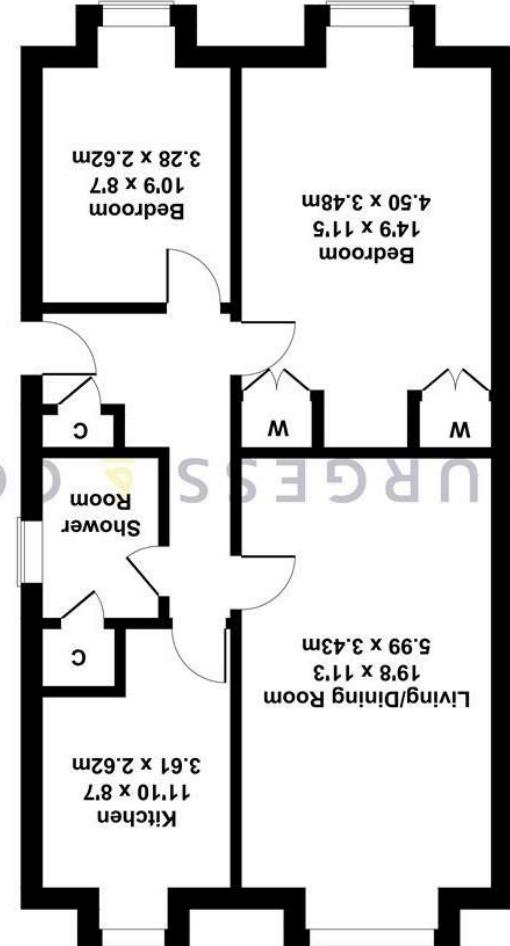




For Illustrative Purposes Only.  
Not to Scale. Produced by The Plan Portal 2025

SECOND FLOOR



797 sq ft - 74 sq m  
Approximate Gross Internal Area  
Broad Oak Coppice

BURGESS & CO. • 31 Broad Oak Coppice, St. Marks Close, Bexhill-On-Sea, TN39 4PU  
01424 222255

Offers In Excess Of  
£97,000 Leasehold



\*\*CHAIN FREE\*\* Burgess & Co are delighted to bring to the market a bright and spacious two bedroom top floor retirement flat for the over 55's only. Situated in this popular development close to Little Common Village with its array of amenities, doctors surgery, independent shops and bus services. This purpose built flat offers scope for improvement and comprising an entrance hall, a living room with a wonderful outlook to rear across the communal gardens and woodland beyond, a fitted kitchen, two double bedrooms and a shower room. The property additionally benefits from gas central heating, double glazing, lift service and emergency helpline. To the outside there are well maintained communal gardens to the front and rear, and direct access to Broad Oak Park. To be offered with vacant possession and no onward chain. Viewing is highly recommended.

#### Communal Entrance Hall

With entry-phone system, lift/stairs to all floors.

#### Second Floor

With private front door to

#### Entrance Hall

With radiator, entry-phone system, storage cupboard, borrowed light window.

#### Living/Dining Room

19'8 x 11'3

With radiator, feature electric fire, double glazed window to the rear.

#### Kitchen

11'10 x 8'7

Comprising matching range of wall & base units, worksurface, inset sink, space for cooker, undercounter space for white goods, radiator, ideal boiler, double glazed window to the rear.

#### Bedroom One

14'9 x 11'5

With radiator, built-in wardrobes, double glazed window to the front.

#### Bedroom Two

10'9 x 8'7

With radiator, double glazed window to the front.

#### Shower Room

Comprising walk-in shower with electric shower & aqua-panels, pedestal wash hand basin, low level w.c, storage cupboard, tiled walls, radiator, double glazed frosted window to the side.

#### Garage

Located in a nearby block with up & over door

#### Outside

There are well maintained communal gardens to the front and rear as well as direct access into Broad Oak Park.

#### NB

There is 189 years remaining on the lease and we have been advised that the service charges are approximately £405 pcm, which includes ground rent and buildings insurance. Council tax band: B

#### Energy Efficiency Rating

