

**RUSH  
WITT &  
WILSON**



**7 Broad Oak Coppice St. Marks Close, Bexhill on Sea, East Sussex TN39 4PU  
£119,500 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.

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>



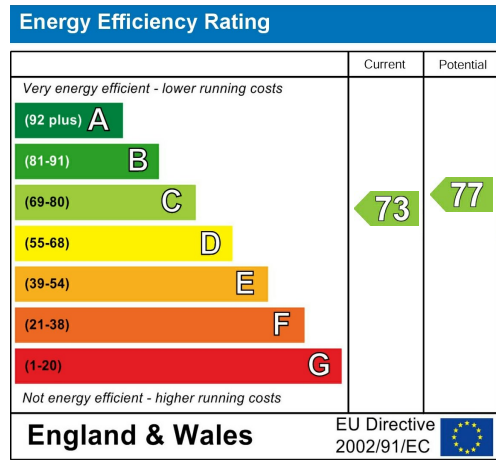
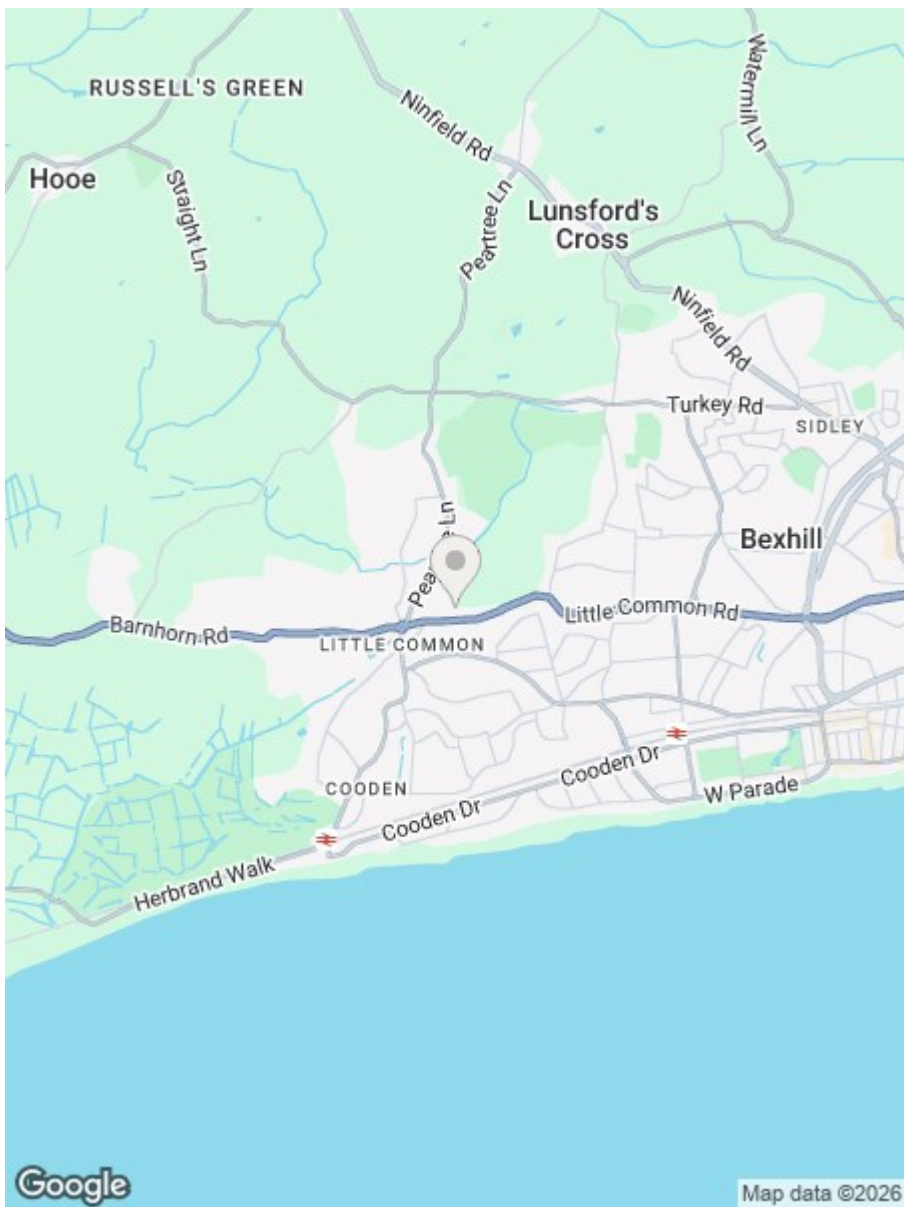
3RD FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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.

Made with Metropix ©2025



**RUSH  
WITT &  
WILSON**

Residential Estate Agents  
Lettings & Property Management



3 Devonshire Road  
Bexhill-on-Sea  
East Sussex  
TN40 1AH  
Tel: 01424 225588  
bexhill@rushwittwilson.co.uk  
www.rushwittwilson.co.uk