

**RUSH  
WITT &  
WILSON**



**30 Broad Oak Coppice St. Marks Close, Bexhill-On-Sea, East Sussex TN39 4PU  
£115,000**

**A spacious two bedroom second floor retirement flat (Over 55's only) located in this sought after block with far reaching panoramic views across Broad Oak Country Park and Little Common. The property comprises two bedrooms, one double and one large single, large lounge/diner, modern fitted kitchen and modern fitted bathroom. Other internal benefits include gas central heating to radiators and double glazed windows. Externally, the property offers large communal gardens backing on to the park, single garage en-bloc and off-road parking for visitors. Situated within easy access to the popular village of Little Common with its local shops and cafes. Viewing is highly recommended by RWW sole agents. VACANT POSSESSION, Council Tax Band B.**



**Communal Entrance Hallway**

With entry-phone system, stairs and lift or the second floor.

**Private Entrance Hall**

Entrance door, single radiator, built in cloaks cupboard, entry-phone handset.

**Living Room**

19'9" x 11'4" (6.02 x 3.46)

Window overlooks the side and rear elevations with stunning views over Broad Oak Park and woodland, single radiator.

**Kitchen**

11'10" x 8'7" (3.63 x 2.62)

Window to the rear elevation with stunning views over the adjoining Broad Oak Park, modern fitted kitchen comprising a range of matching wall and base level units with laminate worktops, single drainer stainless steel sink unit with mixer tap, dishwasher, washing machine, tumble dryer, integrated oven and grill, fridge/freezer, tiled splashbacks.

**Bedroom One**

14'9" x 11'5" (4.51 x 3.49 )

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

**Bedroom Two**

10'9" x 8'7" (3.28 x 2.64)

Window to the front elevation, single radiator.

**Bathroom**

Suite comprising panelled bath with hand/shower attachment and electric shower unit and controls, wc with low level flush, wall mounted wash hand basin with vanity unit beneath, obscured glass window to the side elevation, built in airing cupboard, single radiator.

**Outside****Communal Gardens**

Beautiful communal gardens with various seating areas, mainly laid to lawn with mature shrubbery, plants and trees of various kinds.

**Garage En-Bloc****Lease & Maintenance**

Lease remainder 146 years, Service charge is £403 per month including ground rent and buildings insurance.

**Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

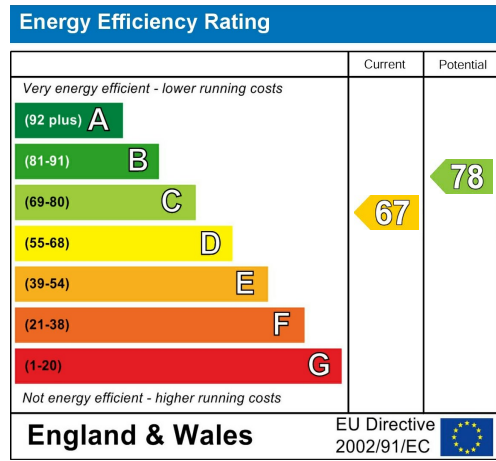
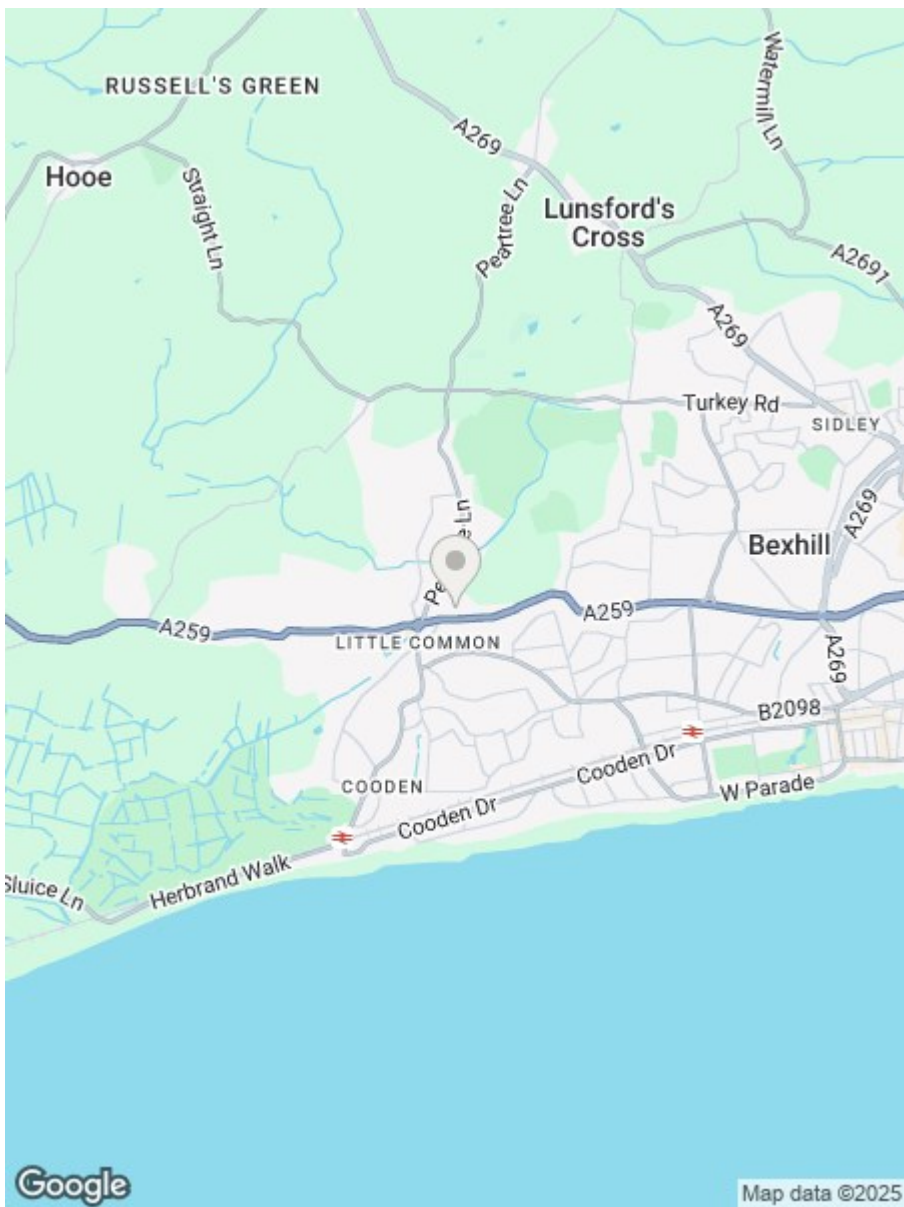


GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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