

RUSH  
WITT &  
WILSON



**17 Chichester Court Osbern Close, Bexhill-On-Sea, TN39 4TL  
£165,000 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**

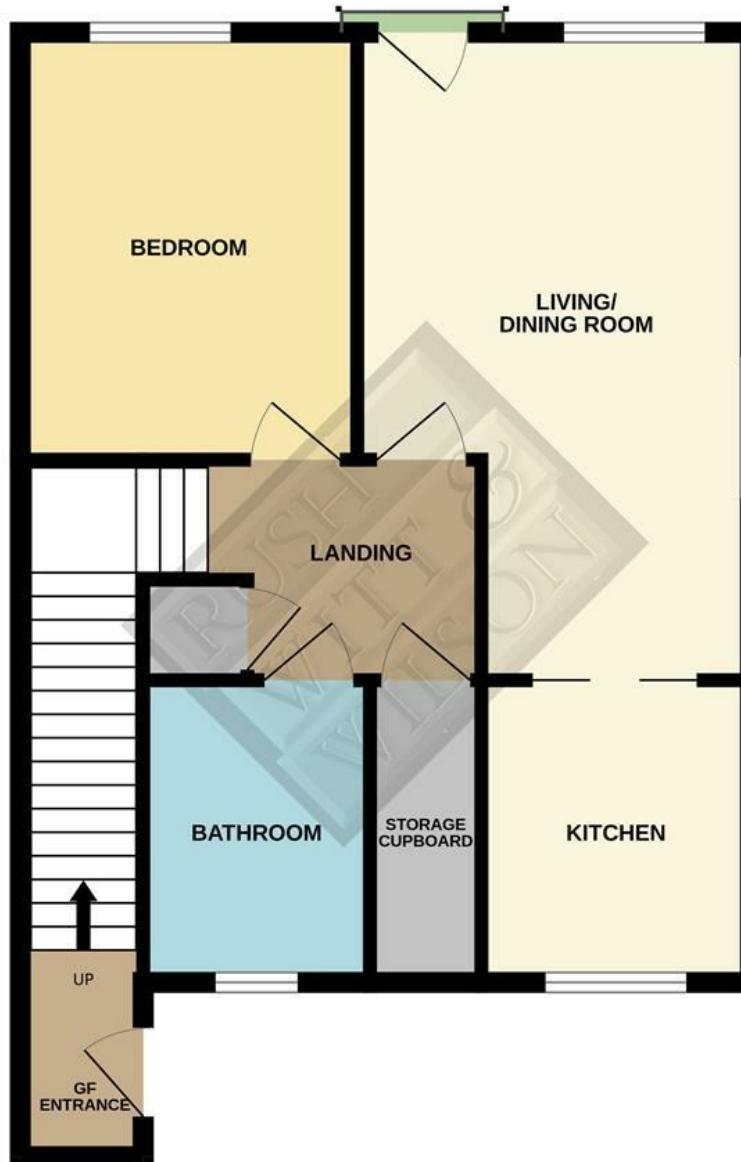
Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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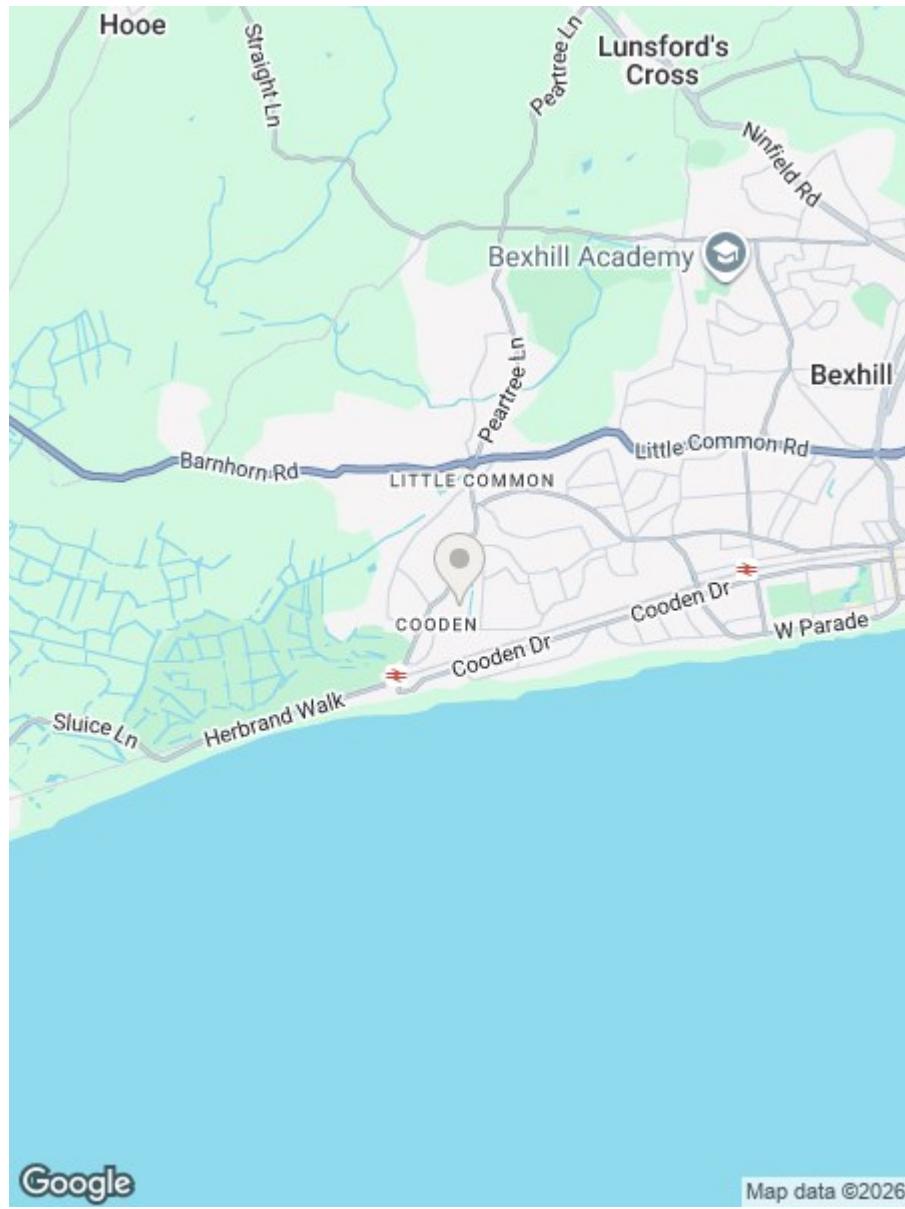


1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	