

**RUSH  
WITT &  
WILSON**



**22 Broad Oak Coppice St. Marks Close, Bexhill-On-Sea, East Sussex TN39 4PU  
£124,950**

**An opportunity to acquire this beautiful two bedroom second floor purpose built flat for the over 55's, ideally situated in this quiet and secluded location of Little Common. Having been modernised by the vendor to a good standard throughout, the property comprises two double bedrooms, lounge/diner with beautiful views across Broad Oak country park, modern fitted kitchen/breakfast room and modern fitted shower room. Other internal benefits include gas central heating to radiators, double glazed windows throughout. Externally the property boasts beautifully maintained communal gardens to the front and rear of the building, garage en-bloc, direct access on to Broad Oak country park. Conveniently situated just a short walk from Little Common Village with amenities and bus stops, **VACANT POSSESSION**, viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning second floor apartment in this highly convenient location.**



### **Communal Entrance Hallway**

Entry phone system, stairs or lift to the second floor.

### **Private Entrance Hallway**

Double radiator, built in cloaks cupboard, doors off to the following:

### **Living Room**

19'4 x 11'2 (5.89m x 3.40m)

Window to the rear elevation with stunning views over Broad Oak Park, double radiator.

### **Kitchen**

11'11 x 8'9 (3.63m x 2.67m)

Window to the rear elevation overlooking Broad Oak Park, range of base of wall and base units with laminate worktops, one and half bowl ceramic sink with side drainer, washing machine, electric hob with extractor canopy and light, double oven with grill, double radiator, fridge freezer, tiled splashbacks.

### **Bathroom**

Window to the side elevation, a suite comprising walk in double shower, chrome controls, chrome shower head, pedestal wash hand basin, low level wc, chrome heated towel rail, tiled floor and walls, built in airing cupboard housing the gas central heating combination boiler.

### **Bedroom One**

11'1 x 16'11 (3.38m x 5.16m)

Window to the front elevation, double radiator.

### **Bedroom Two**

10'8 x 8'8 (3.25m x 2.64m)

Window to the front elevation, double radiator.

### **Outside**

### **Communal Gardens**

Beautifully arranged to the front are large lawned areas with mature shrub, plants and trees of various kinds, patio areas for alfresco dining. To the rear the gardens mainly to lawn with a host of mature trees backing onto Broad Oak Park.

### **Garage En-Bloc**

Power and lights. Garage marked 'M'.

### **Service Charges & Lease Details**

Approx. 56 years remaining on the lease, Leasehold, the service charge is £427 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.

Council Tax Band – B

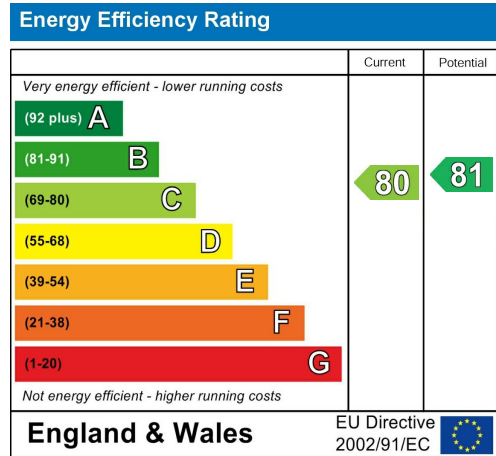
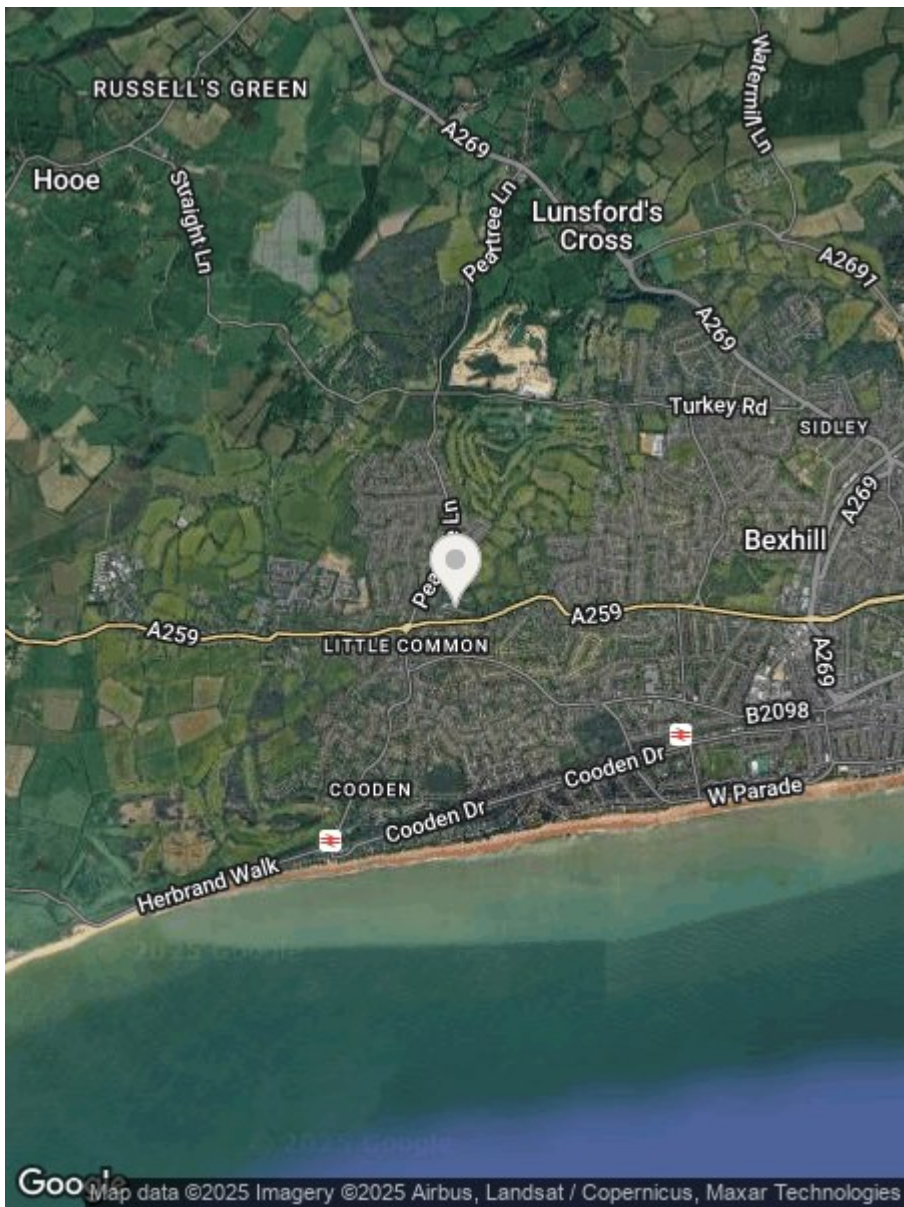


GROUND FLOOR  
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq.ft. (61.5 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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