

**RUSH
WITT &
WILSON**



**17 Broad Oak Coppice St. Marks Close, Bexhill-On-Sea, East Sussex TN39 4PU
£139,950**

A spacious two bedroom ground 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.



Communal Entrance Hallway

With entryphone system.

Private Entrance Hallway

With large cloaks cupboard, entryphone system hand set with emergency pull cord, single radiator.

Living Room

17'8 x 10'10 (5.38m x 3.30m)

Window to rear elevation with a pleasant outlook over the communal gardens and tree line vista, further window to side, single radiator.

Kitchen

12'2 x 8'6 (3.71m x 2.59m)

Window to rear elevation with pleasant outlook, fitted kitchen comprising a range of base and wall units with laminate roll edge worktops, single drainer sink unit with mixer tap, space for cooker, plumbing for washing machine, space for fridge/freezer, tiled splash backs, double radiator.

Bedroom One

16'5 x 10'10 (5.00m x 3.30m)

Window to front elevation, single radiator, fitted bedroom furniture comprising wardrobe, dressing table and mirror.

Bedroom Two

10'7 x 8'6 (3.23m x 2.59m)

Window to front elevation, single radiator.

Bathroom

Suite comprising walk in double width shower with electric shower unit, controls and shower head, with sliding glass doors, wc with concealed cistern, pedestal wash hand basin, tiled splash backs, obscured glass window to side elevation, built in linen cupboard.

Outside**Communal Gardens**

Surrounding the property and are available for everyone to enjoy, mainly laid to lawn with various areas and pleasant outlooks.

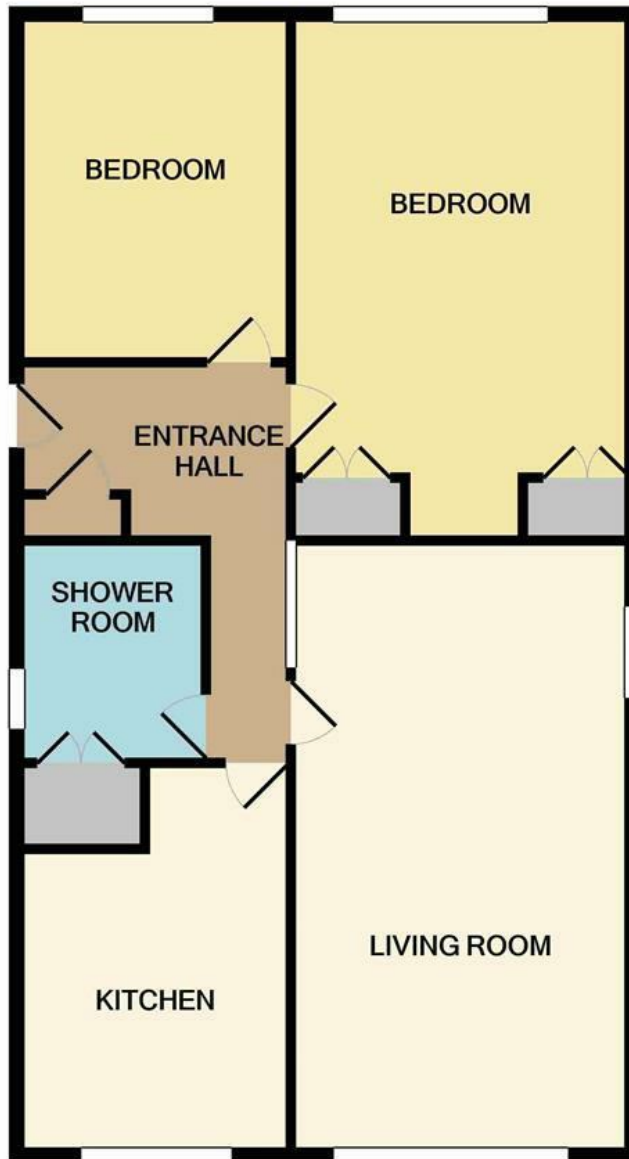
Garage En-Bloc**Maintenance And Lease**

75 years leasehold, £217.38 pm service charges, over 55's only.

Agents Note

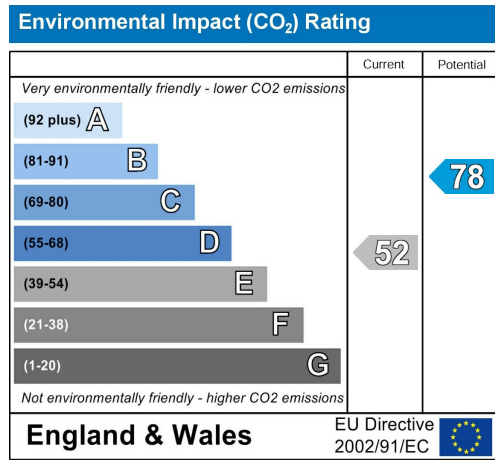
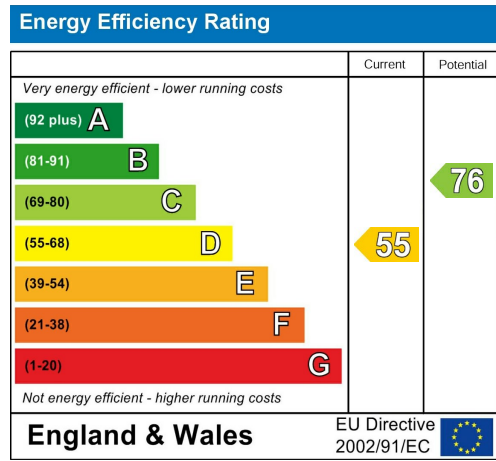
None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.





TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.
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