

**RUSH  
WITT &  
WILSON**



**1 Broad Oak Coppice St. Marks Close, Bexhill-On-Sea, East Sussex TN39 4PU  
£157,750**

An opportunity to acquire this stunning two bedroom ground 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 an exceptional 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 bathroom. Other internal benefits include gas central heating to radiators and double glazed windows throughout. Externally the property boasts beautifully maintained communal gardens to the front and rear of the building with the rear having direct access on to Broad Oak country park. This is also a single garage en-bloc and additional visitor/residents parking bays. Conveniently situated just a short walk from Little Common Village with amenities and bus stops, CHAIN FREE, viewing comes highly recommended by Rush Witt & Wilson, Bexhill to appreciate this stunning ground floor apartment in this highly convenient location.



### **Communal Entrance Hallway**

With entryphone system.

### **Private Entrance Hall**

With entrance door, single radiator, built-in cloaks cupboard.

### **Living/Dining Room**

19'7 x 11'2 (5.97m x 3.40m )

Dual aspect with windows to both the side and rear elevations with beautiful view over the Broad Oak Park tree vista. Single radiator, LED lighting under the window ledge.

### **Kitchen**

12'7 x 8'8 (3.84m x 2.64m )

Stunning kitchen comprising base and wall units with granite effect worktops with induction hob, digital extractor canopy and light in black glass, built-in oven and grill with integrated microwave oven which is digitally operated buy touch, single circular drainer sink unit which is stainless steel with circular bowl and mixer tap, plumbing for washing machine, tiled splashbacks, double radiator, window to rear elevation with beautiful views over Broad Oak Park.

### **Bedroom One**

16'8 x 11'2 (5.08m x 3.40m )

Window to the front elevation, single radiator, fitted mirror fronted wardrobe cupboards and drawers.

### **Bedroom Two**

10'8 x 8'7 (3.25m x 2.62m )

Window to the front elevation, single radiator.

### **Bathroom**

Brand new suite comprising walk-in double width shower with glass screen, wall mounted electric shower control unit and chrome shower head with fixing, w.c. with concealed cistern, vanity drawers and cupboards to the side with wall mounted wash hand basin, double radiator, built-in airing cupboard with double doors, slatted shelving, obscure glass window to the side, tiled walls.

### **Outside**

#### **Communal Gardens**

Beautifully kept with a whole host of shrub and flower beds. Through the properties there are beautifully lawned areas all backing onto a very pleasant woodland vista at Broad Oak Park. Bexhill.

### **Maintenance Details**

We have been advised that there is 59 years remaining on the Lease and the maintenance charge is £234 per month which includes 24 hour security, 24 hour emergency pull cord, on site manager, buildings insurance, maintenance, cleaning of communal areas including all windows and communal gardening

### **Garage**

En-bloc with metal up and over door.

### **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.

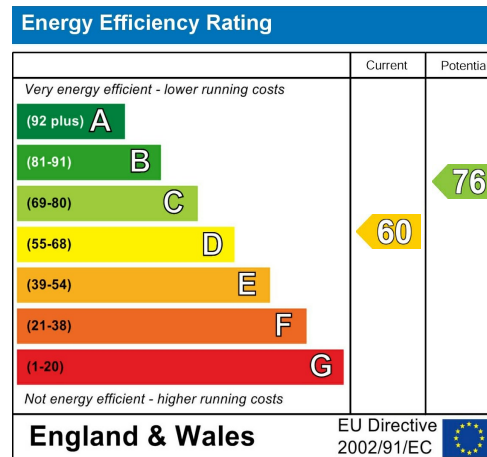


GROUND FLOOR  
709 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 709 sq.ft. (65.9 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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