

**RUSH  
WITT &  
WILSON**



**7 Broad Oak Coppice St. Marks Close, Bexhill on Sea, East Sussex TN39 4PU  
£125,000 Leasehold**



**A well presented top floor retirement apartment, comprising two double bedrooms, living/dining room, modern fitted kitchen and shower room. Other benefits include garage-en-bloc, gas central heating system, double glazed windows and doors and vacant possession. The property backs onto the beautiful Broad Oak Park in Little Common. Viewings come highly recommended by Rush Witt & Wilson sole agents.**



**Communal Entrance Hallway**

Lift or stairs rising to the second floor.

**Private Entrance Hallway**

Entrance door, single radiator, entry phone system, built in cloaks cupboard, doors off to the following:

**Living/Dining Room**

20'6 x 11'2 (6.25m x 3.40m)  
Window to the side elevation, window to the rear overlooking Broad Oak park, double radiator.

**Kitchen**

14'0 x 8'10 (4.27m x 2.69m)  
Window to the rear elevation overlooking Broad Oak park, a modern fitted kitchen comprising a range of base and wall units with laminate worktop surfaces, single sink with side drainer and mixer tap, integral dishwasher, gas hob with extractor canopy and light above, integral oven and grill, space and plumbing for washing machine, space for fridge/freezer, double radiator.

**Bedroom One**

16' x 11'1 (4.88m x 3.38m)  
Window to the front elevation, double radiator, built in wardrobe cupboards.

**Bedroom Two**

10'9 x 8'8 (3.28m x 2.64m)  
Window to the front elevation, single radiator.

**Shower Room**

Walk in shower with sliding doors, electric shower controls and shower head, low level wc, pedestal wash hand basin, tiled walls, built in airing cupboard, electric shaver point and light, window to the side elevation.

**Outside**

**Communal Gardens**

Beautiful and well kept under the service charge agreement, mainly laid to lawn with a whole host of different shrubbery, trees and patio areas. The rear communal gardens back onto Broad Oak Park woodland, excellent for walks.

**Garage En-Bloc**

**Lease & Maintenance**

55 years remaining on the lease.  
Service charge of £427.00 per annum (including ground rent).

**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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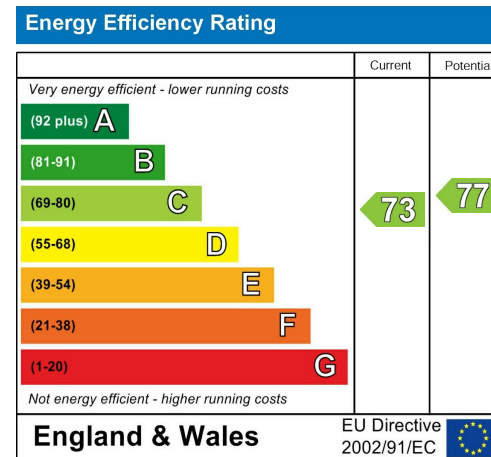
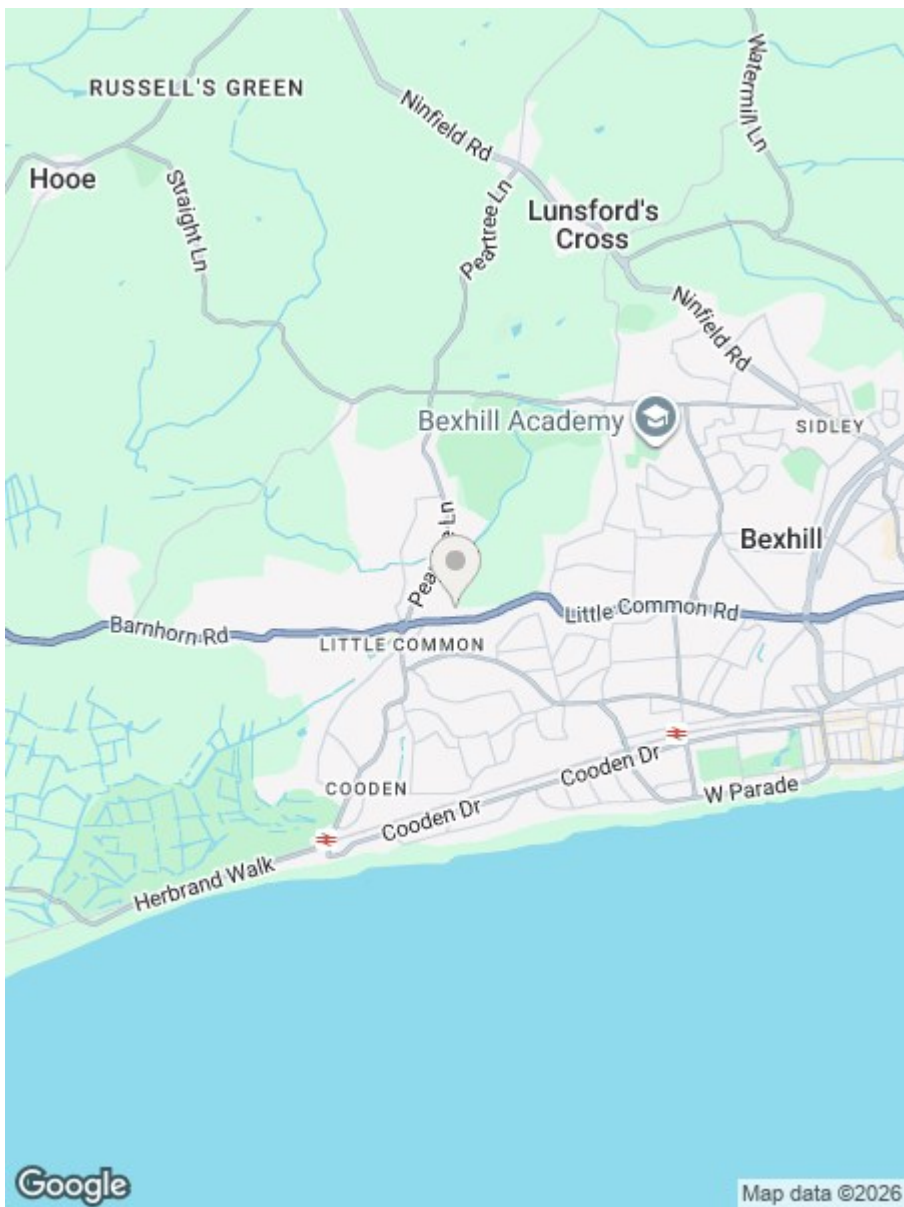


3RD FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 706 sq.ft. (65.6 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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