

**RUSH
WITT &
WILSON**



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**2 Chichester Court, Osborn Close, Bexhill-On-Sea, East Sussex TN39 4TL
Offers In Excess Of £165,000 Leasehold**

About the property

Rush Witt & Wilson are delighted to present this well-positioned one-bedroom maisonette for the over-55s, situated in the highly sought-after Cooden area of Bexhill.

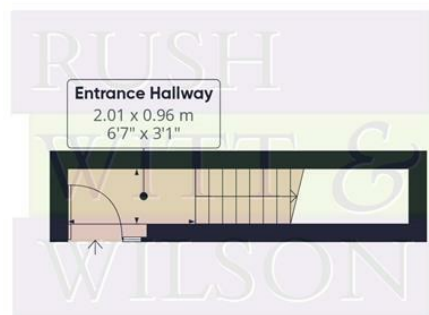
Ideally located within close proximity to the Cooden Beach Hotel, Cooden railway station and the popular village of Little Common, the property offers easy access to a wide range of local shops, cafés, amenities and transport links.

The accommodation comprises a welcoming entrance hall, a generously sized living/dining room, double bedroom, fitted kitchen and fitted shower suite. Further benefits include double-glazed windows and doors throughout, along with modern storage heating.

Offering comfortable accommodation in a desirable coastal location, this property offers an excellent opportunity for those seeking a conveniently situated home within a popular over-55s development.

Viewings are highly recommended by Rush Witt & Wilson, sole agents.





Floor 0



Floor 1



Approximate total area⁽¹⁾

51.6 m²

555 ft²

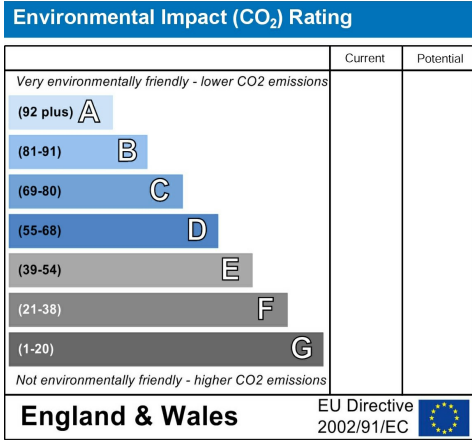
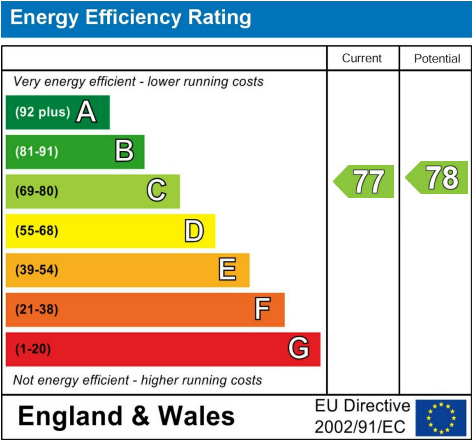
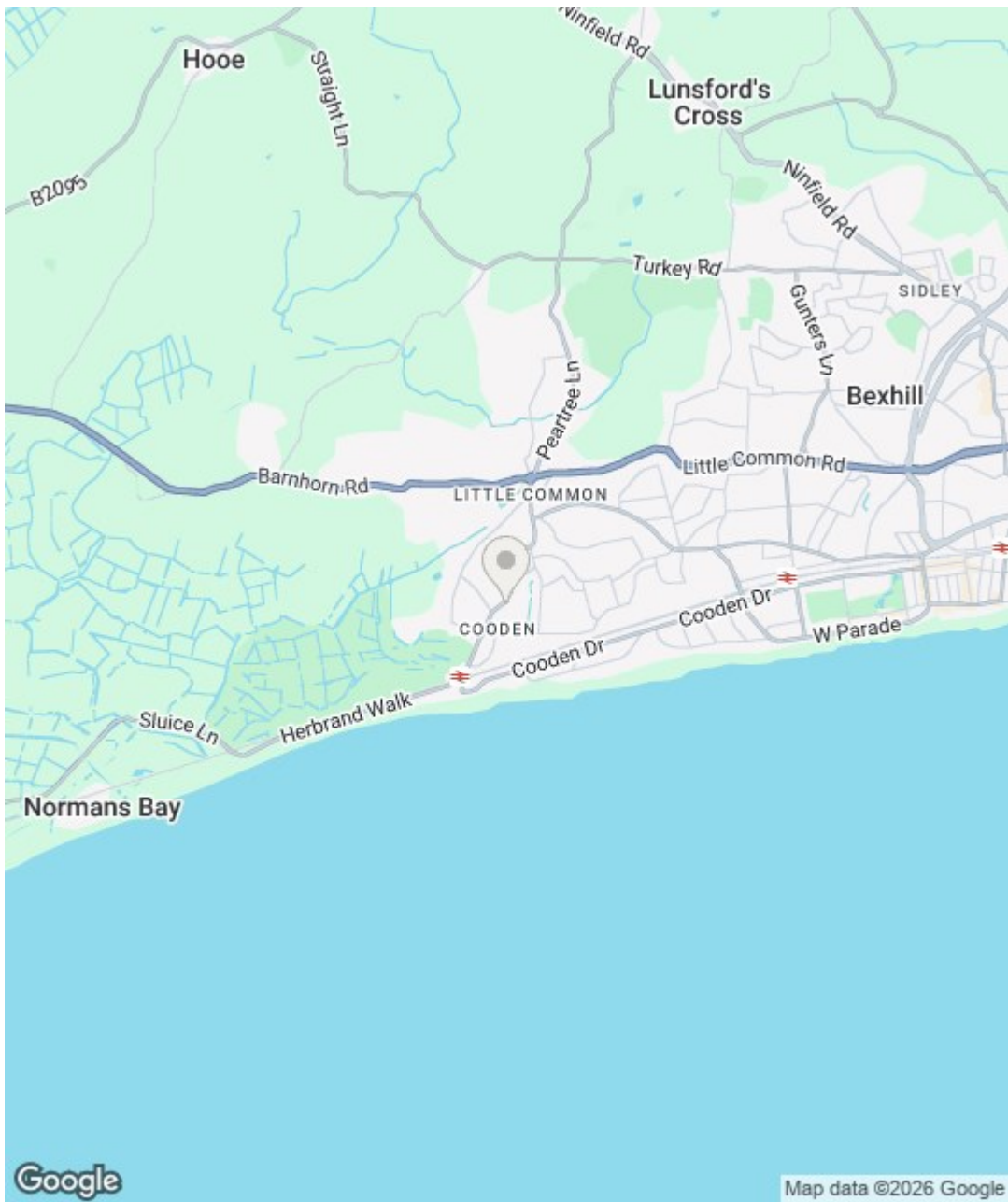
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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