



ESTATE AGENTS

**3 Chichester Court, Osbern Close, Bexhill-On-Sea, TN39  
4TL**

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**Price £155,000**

PCM Estate Agents are delighted to present to the market this well-presented, PURPOSE BUILT, ONE BEDROOM, FIRST FLOOR RETIREMENT APARTMENT, catered to OVER 55's with a part time warden.

Accommodation comprises a PRIVATE ENTRANCE with stairs rising to the first floor landing, a GENEROUS SIZED LOUNGE, kitchen, DOUBLE BEDROOM and bathroom. The property benefits from ample storage, double glazing, electric heating and a JULIETTE BALCONY which can be accessed via the lounge and provides views over the WELL-MAINTAINED COMMUNAL GARDENS. There is also the benefit of a COMMUNAL PARKING AREA and space to dry clothes.

Located in a quiet cul-de-sac in a desirable part of Cooden, viewing is essential to fully appreciate the position and accommodation on offer. Please call the owners agents now to arrange your viewing and avoid disappointment.

#### **UPVC PRIVATE FRONT DOOR**

With frosted windows leading to:

#### **HALLWAY**

Stairs rising to the first floor, wooden door with frosted insert leading to:

#### **LANDING**

Electric storage heater, loft access, doors to:

#### **LOUNGE**

18'2 max x 11'2 max (5.54m max x 3.40m max )

Electric fire and electric storage heater, coving to ceiling, double glazed window overlooking the communal gardens, double glazed door leading to a Juliette balcony overlooking the communal gardens and with sea glimpse, wooden sliding door with frosted inserts opening to:

#### **KITCHEN**

8'6 x 7'5 (2.59m x 2.26m)

Fitted with a range of eye and base level cupboards and drawers, inset sink, part tiled surround, space for electric cooker, space and plumbing for washing machine, space for tumble dryer, space for fridge, wall mounted electric heater, double glazed window to front aspect.

#### **BEDROOM**

12' x 9'5 (3.66m x 2.87m)

Built in wardrobes, electric heater, double glazed window overlooking the communal garden.

#### **BATHROOM**

7'6 x 6' (2.29m x 1.83m)

Bath with shower attachment, pedestal wash hand basin, low level wc, part tiled surround, electric heated towel rail, two storage cupboards, one of which housing the immersion tank and the other being a good size (8'4 x 2'9) and housing the electric meters and consumer unit, frosted double glazed window.

#### **OUTSIDE**

There is use of communal gardens, offering a wide area surrounding the property and use of the car park. The communal gardens are maintained within the maintenance budget.

#### **TENURE**

We have been advised of the following by the vendor:

Lease: 99 years from 1985, approximately 59 years remaining,

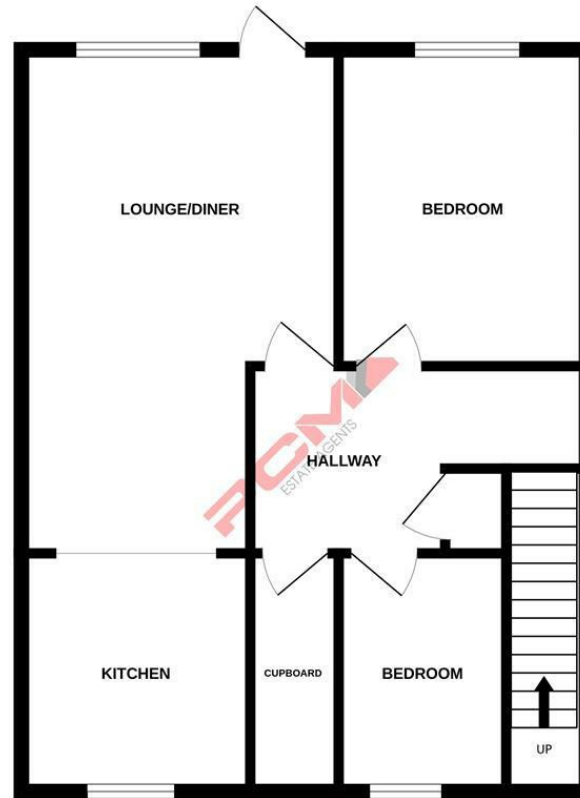
Service Charge: Approximately £2400 per annum.

Ground Rent: Approximately £187.20 per annum.

Council Tax Band: B



GROUND FLOOR



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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