



22 Chichester Court, Osbern Close,  
Bexhill-on-Sea, East Sussex TN39 4TL





## PROPERTY DESCRIPTION

A bright one bedroom ground floor retirement flat situated in the sought after 'Cooden' location which is within a short distance of The Cooden Beach Hotel & train station and Little Common Village. The apartment which is for over 55's is set within beautifully kept communal gardens and in a quiet no-through road whilst also backing onto Cooden Beach Tennis and Squash Club. The accommodation comprises; private front door leading to the entrance hall with large cupboard, south facing lounge/dining room, fitted kitchen and wet room. The property is to be sold chain free with vacant possession. EPC - C

## FEATURES

- Ground Floor Flat
- Over 55's
- Lounge/Diner
- Wet Room
- Private Patio
- Beautiful Communal Gardens
- Sought After 'Cooden' Location
- CHAIN FREE
- Viewing Advised
- Council Tax Band - B





## ROOM DESCRIPTIONS

### Private Entrance

Accessed via private front door, wall mounted storage heater, airing cupboard, large storage cupboard, telephone point.

### Lounge

17' 10" max x 11' 1" max (5.44m max x 3.38m max) A bright south facing room with double glazed window and door to the rear with the latter opening onto the patio, ceiling coving, storage heater, television point, telephone point.

### Kitchen

8' 6" x 7' 6" (2.59m x 2.29m) Double glazed window to the front, fitted kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with central mixer tap, tiled splash-back, a range of machine wall and base cupboards with fitted drawers.

### Bedroom

11' 7" x 9' 4" (3.53m x 2.84m) Double glazed window to the overlooking the communal garden, a range of built-in furniture, telephone point.

### Wet Room

Double glazed patterned window to the front, a matching suite comprising; large walk-in shower with Mira electric shower over, pedestal wash hand basin, low level WC, heated towel rail.

### Outside

To the rear there is a private south facing terrace leading to the well kept communal garden and overlooking the tennis courts. To the front of the property there is areas of off road parking of which are on a first come, first serve basis.

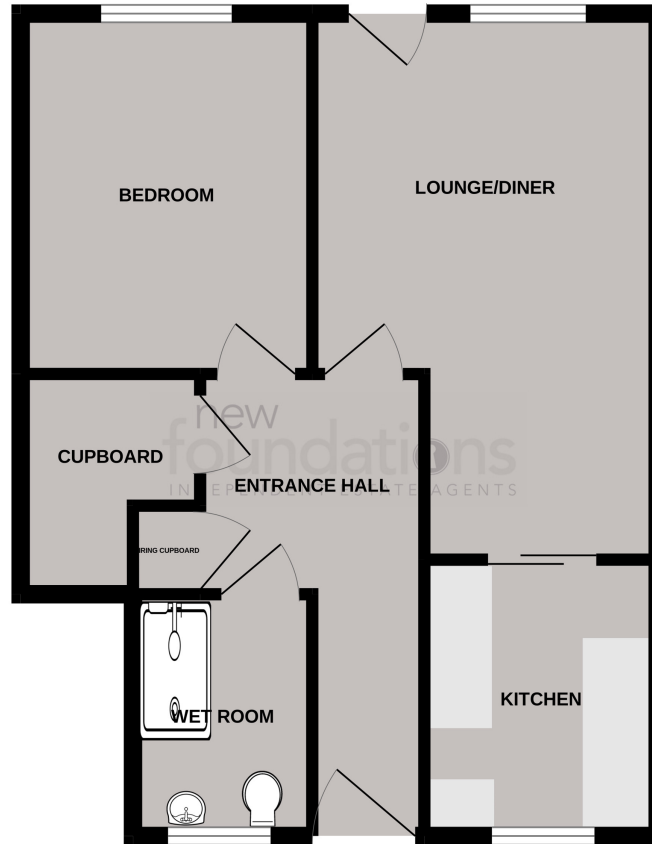
### NB

We have been verbally advised that the property is held on a 62 year lease, and the that service charge is £143 per month, of which includes; buildings insurance, gardener for communal areas, window cleaning as well as a 24/7 lifeline service.



# FLOORPLAN

## 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	79
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

