




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

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

£169,950

 1 Bedroom

 1 Bathroom

 1 Reception



AT A GLANCE...

Presented for sale by Bexhill Estates, this immaculate one-bedroom, light filled apartment has been well cared for by its current owner. This charming property is located on the first floor of a retirement complex for the over 55's in the highly desirable Cooden location in West Bexhill. In summary, the property includes a private entrance with stairs rising to the first-floor landing. Situated off the landing is the spacious lounge/dining room with a Juliet balcony, ample of space for living room and dining room furniture, and sliding double doors lead to the kitchen. The kitchen offers a range of wall units and base units with laminated working surfaces and space for appliances and space and plumbing for a washing machine.

There is a good size double bedroom with fitted bedroom furniture, and bathroom consisting of full size bath with shower attachment over, pedestal wash hand basin, and low-level w/c. Furthermore, the apartment has Economy 7 night storage heaters, and benefits from an airing cupboard and a large walk-in storage cupboard. In addition to the well-kept communal gardens, the apartment has front and rear communal parking areas. To appreciate this property and its location in full, your earliest viewing comes highly recommended!



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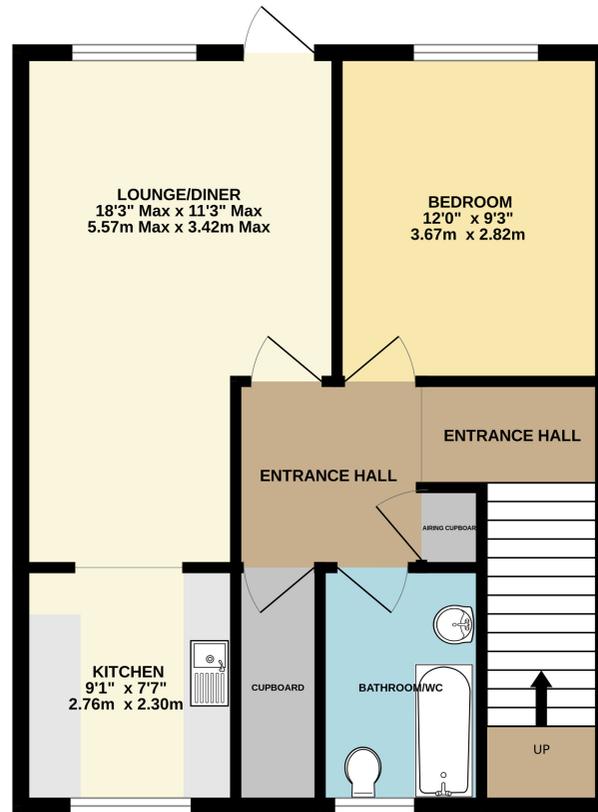
 1 Bedroom  1 Bathroom  1 Reception

Key Features:

- First Floor Purpose Built Apartment
- Retirement Complex for the over 55's
- Highly Desirable Cooden Location
- Double Bedroom With Fitted Wardrobes
- Spacious Lounge/Dining Room
- Attractive Communal Gardens
- Private Entrance


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1ST 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCATION

The property is located in a highly desirable Cul-De-Sac location in Cooden, West Bexhill. Close by you will find the village of Little Common offering a range of 'day-to-day' shops to include a Tesco Express and some highly regarded independently owned shops, as well as a Dentist, Doctors surgery and bus routes. The closest beach is Cooden Beach and the local train station is Cooden Beach being just 0.4 miles from the property, offering regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria.

LEASE AND MAINTENANCE INFORMATION

Tenure - Leasehold
 Remaining lease term -99-year lease from December 19th 1985-Approx 59 years remaining
 Maintenance Charge - £200 per month from 1st April 2026
 Ground Rent - None payable.

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