



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



PROPERTY DESCRIPTION

A beautifully presented two bedroom first floor apartment situated in this popular retirement development for the over 55's. Chichester Court is located a short distance from Little Common Village with its array of amenities and to Cooden Beach with the golf club and train station. The flat has a private entrance on the ground floor, stairs rising to the first floor with a spacious landing with large storage cupboard, bright lounge/dining room overlooking the communal gardens, modern kitchen with built-in appliances, two bedrooms and an immaculate shower room. Outside there are lovely gardens and a garage en-bloc. EPC - D.

FEATURES

- Beautifully Presented Two First First Floor Apartment
- Private Entrance
- Sought After Cooden Location
- Retirement Property For Over 55's
- Lovely Communal Gardens
- Garage En-Bloc
- Modern Kitchen With Built-In Appliances
- Bright Lounge/Dining Room Overlooking The Gardens
- Modern Shower Room
- Council Tax Band - B





ROOM DESCRIPTIONS

Entrance

Private entrance on the ground floor.

Entrance Hall

Access's via UPVC door, wall mounted electric heater, stairs rising to the first floor.

Landing

A spacious landing with double glazed window, large walk-in cupboard with power and lighting, airing cupboard with water cylinder and shelving, wall mounted electric heater.

Lounge/Dining Room

18' 3" max x 12' 1" max reducing 7' 7" (5.56m max x 3.68m max reducing to 2.31m) Double glazed window and door with pleasant outlook over the communal gardens, ceiling coving, two wall mounted electric heaters.

Kitchen

8' 4" x 7' 7" (2.54m x 2.31m) Double glazed window to the side, spotlights, a modern kitchen comprising: a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, built-in electric hob with stainless steel extractor fan over, built-in appliances including; fridge/freezer, electric oven, washing machine and dishwasher.

Bedroom One

13' 3" x 9' 9" (4.04m x 2.97m) Double glazed window to the side, ceiling coving, wall mounted electric heater.

Bedroom Two

8' 6" x 8' 5" (2.59m x 2.57m) Double glazed window overlooking the communal garden, built-in cupboard, wall mounted electric heater, ceiling coving.

Shower Room

7' 6" x 5' 10" (2.29m x 1.78m) Double glazed frosted glass window, spotlights, a modern suite comprising; low level WC with concealed cistern, large walk-in shower cubicle with electric shower over, wags hand basin with mixer tap and cupboard under, heated ladder style towel rail, tiled walls.

Outside

There are very well kept communal gardens, clothes drying area.

Garage

Accessed via up and over door.

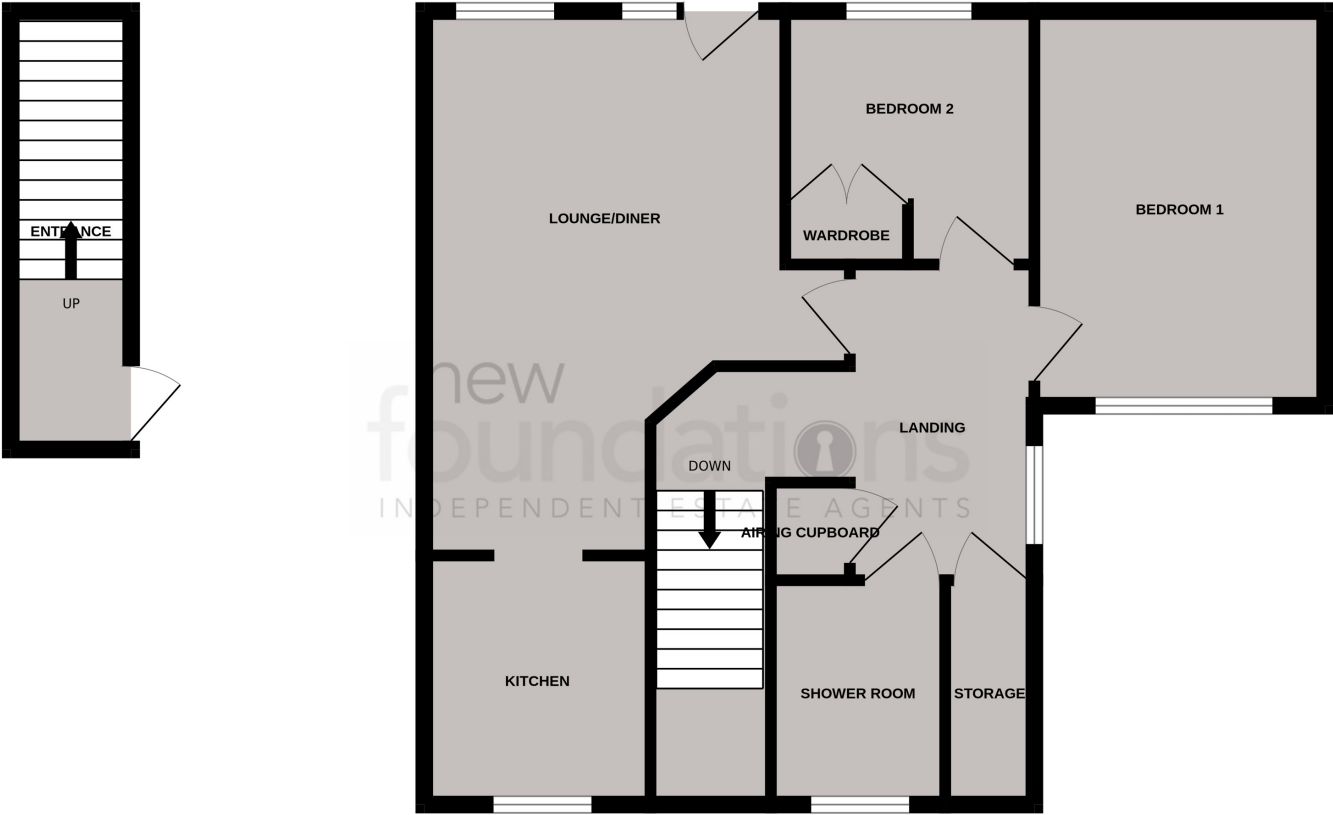
NB

We have been advised of the following;
148 year lease
£180 per month service charge

FLOORPLAN

GROUND FLOOR

FIRST 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
Very energy efficient - lower running costs			
(92+)	A	64	69
(81-91)	B		
(69-80)	C		
(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	