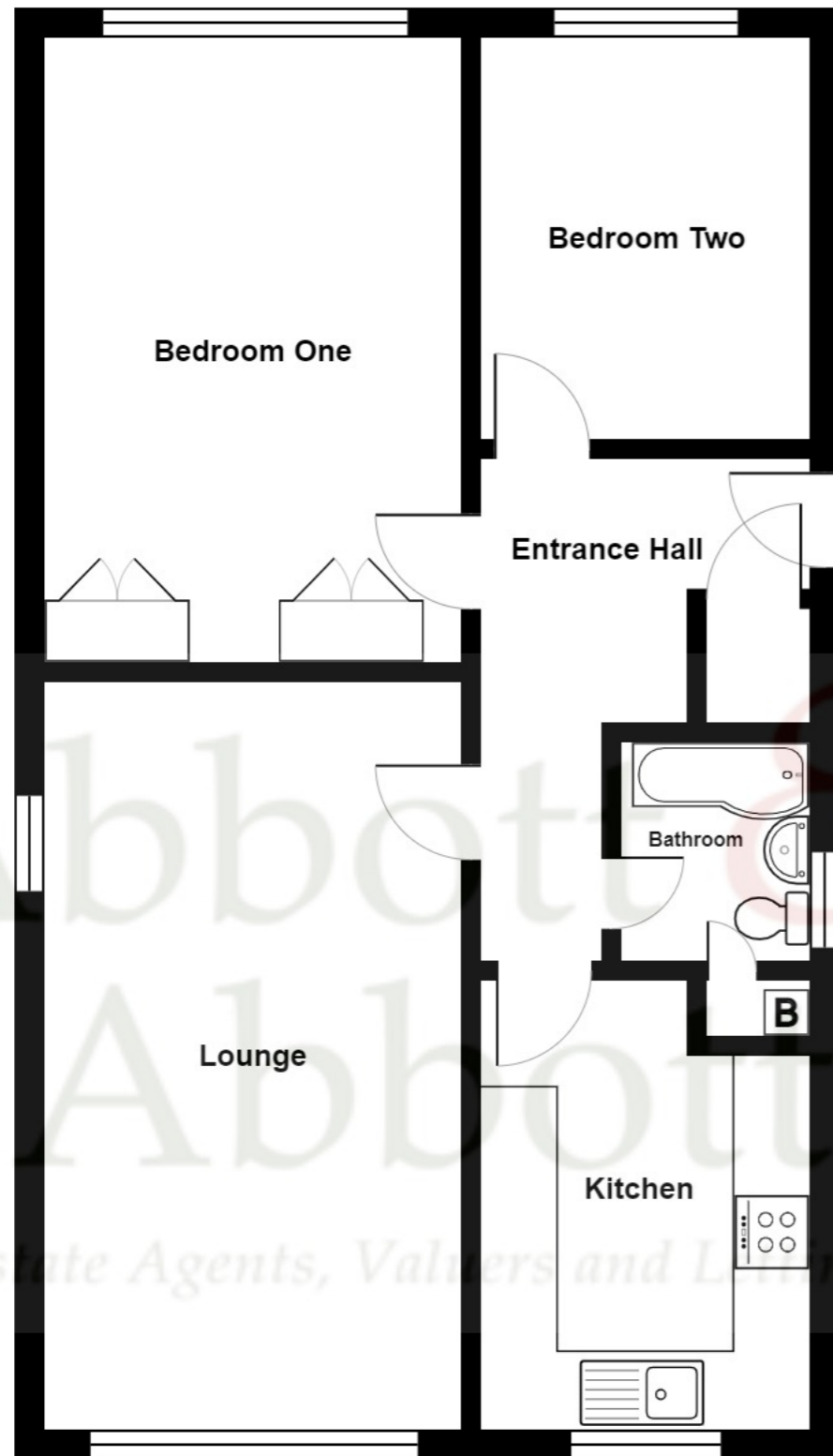


## 10 Broad Oak Coppice

St Marks Close  
Bexhill  
East Sussex  
TN39 4PU

£210,000





Abbott and Abbott Estate Agents offer for sale this much improved and well presented ground floor retirement flat, specifically for the over-55s, situated at the end of a cul-de-sac just a few hundred yards from Little Common shops and services. Set in attractive, landscaped grounds, the property offers well-planned and good size accommodation which includes two south-facing bedrooms, a lovely 19'7 lounge with a wooded outlook, a contemporary bathroom and an excellent kitchen with a range of integrated appliances. Outside, there is a garage in an adjacent block. Gas central heating is installed and there are uPVC double glazed windows.

The property is well placed, backing directly onto Broad Oak Park, and within easy reach of local buses. Cooden Beach railway station, golf course and seafront are about one mile distant, with Bexhill town centre just two mile distant.

#### Communal Entrance Hall

Entryphone-controlled. Corridor leading to front door.

#### L-Shaped Entrance Hall

Built-in storage cupboard, entryphone, house manager intercom, radiator.

#### Lounge

19' 7" x 11' 0" (5.97m x 3.35m) An excellent size double aspect room to the rear of the block, with an attractive wooded outlook. Television point, radiators.

#### Kitchen

11' 10" max x 8' 6" (3.61m x 2.59m) Well equipped with a range of white-gloss fronted base storage units comprising cupboards, drawers and work surfaces plus matching wall-mounted storage cupboards, stainless steel sink with ornate mixer tap and drainer, tiled splashbacks. Range of integrated appliances including electric ceramic hob with extractor hood, electric eye-level double oven, fridge, freezer and washing machine. Breakfast bar, radiator.

#### Bedroom One

16' 4" x 11' 0" (4.98m x 3.35m) A room with a southerly aspect and outlook over the communal gardens. Range of fitted wardrobes to one wall, television point, radiator.

#### Bedroom Two

10' 6" x 8' 7" (3.20m x 2.62m) Another south-facing room with radiator.

#### Bathroom

Part-tiled walls, tiled flooring and a white contemporary suite comprising panelled shower bath with mixer tap, vanity unit with inset wash basin with mixer tap and cupboard below, and WC with concealed cistern. Plumbed shower unit over bath, chrome heated towel rail, built-in linen cupboard housing Ideal wall-mounted gas-fired boiler.

#### Outside

Driveway from St Marks Close to garage block and non-allocated parking area.

#### Single Garage E

#### Communal Gardens

Mainly well-tended lawns with a central seating area.

Communal water tap and power point

#### Lease

189 years from 1983

#### Maintenance

Currently £254 per month

#### Council Tax Band

B

#### EPC Rating

D