



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£97,000**

Offers in excess of

31 Broad Oak Coppice, St Marks Close, Bexhill-on-Sea

TN39 4PU

 2 Bedroom

 1 Bathroom

 1 Reception







## AT A GLANCE...

Offered to the market with no onward chain, this well-presented two-bedroom retirement apartment is situated in the highly desirable Little Common area of West Bexhill.

Located on the top floor of a well-maintained development for the over-55s, the property offers bright, spacious accommodation throughout. The building benefits from a welcoming communal entrance hall with stair and lift access to the second floor.

The L-shaped entrance hall provides access to all rooms. The rear-facing lounge/diner enjoys pleasant woodland views and offers generous space for both living and dining furniture. The fitted kitchen features a range of wall and base units with laminated work surfaces and space for appliances. Both bedrooms overlook the attractive communal gardens, with the principal bedroom being a spacious double benefitting from fitted wardrobes, while the second bedroom is a good size. The shower room is fitted with a double shower cubicle, wash hand basin, low-level WC, and an airing cupboard for additional storage.

Further benefits include double glazing, gas central heating, a garage, allocated parking, and the significant advantage of no onward chain, making this an ideal and convenient purchase.



### Key Features:

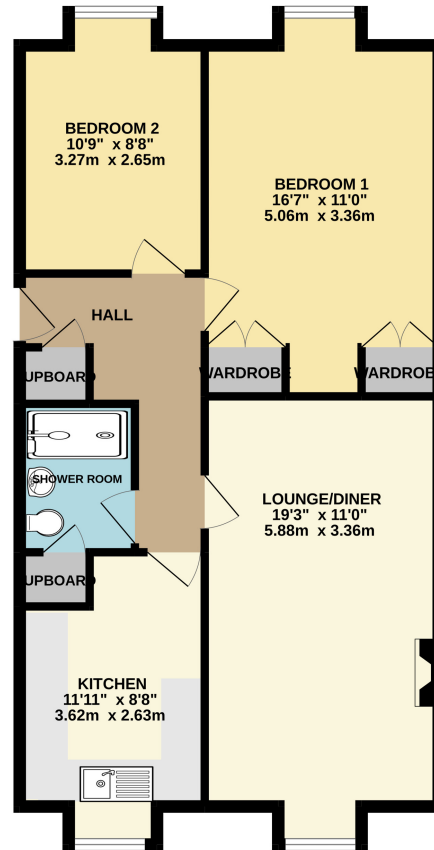
- Retirement Apartment For Over 55's
- Two Double Bedrooms
- Parking & Garage
- Little Common Village Location
- Spacious Lounge/Diner
- Located On The Third Floor

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SECOND FLOOR  
729 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.8 sq.m.) approx.

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	54
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

### Lease & Maintenance Information -

Tenure - Leasehold  
 Remaining Lease term - 189 years remaining  
 Maintenance Costs - approximately £405 pm, to include ground rent and buildings insurance.  
 Council tax band - B

### Location -

The property is situated in the sought-after village of Little Common in West Bexhill. Within the Village, you will a range of Independently owned, day-to-day shops including a Tesco Express, Doctors Surgery and a Dentist. The closest Train station is Cooden Beach located just 1.2 miles away along with Cooden Beach Golf Club and the beach at Cooden itself. Bexhill Town centre is just 2 miles away with seafront promenades, the iconic 'De La Warr Pavillion, Restaurants and the Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick and London Victoria.

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