



**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



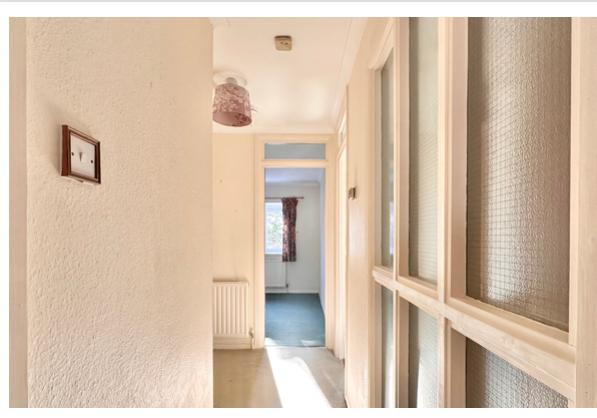
# AT A GLANCE...

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.



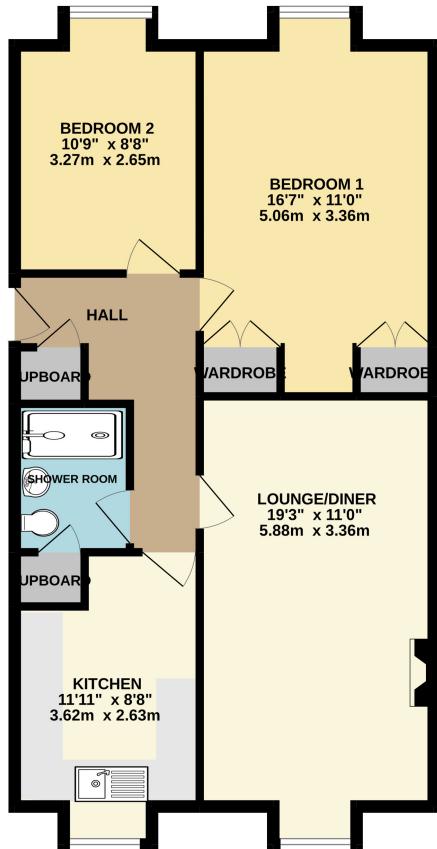
## Key Features:

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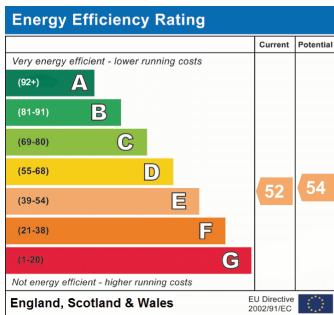
SECOND FLOOR  
729 sq.ft. (67.8 sq.m.) approx.



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

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and any other items are approximate and no responsibility is accepted 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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### 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.