



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

11 Broad Oak coppice St Marks Close, Bexhill-on-Sea,
East Sussex TN39 4PU
£129,950 2 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This spacious apartment for the over 55's is located in walking distance to the amenities of the popular Little Common village.

Situated on the first floor of this well-regarded development, with immaculate communal grounds and leafy views of Broad Oak Park, the apartment is flooded with natural light and accommodation including: A communal entrance with stairs and lift access to the first floor.

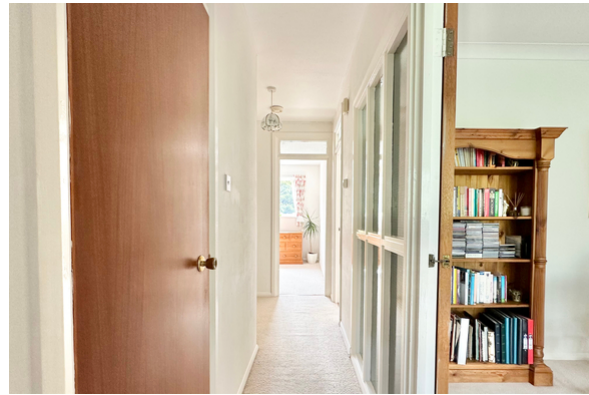
The entrance hall has a useful storage cupboard and access to all rooms. The lounge/diner features an electric fireplace and ample space for both living room and dining room furniture. The fitted kitchen features matching wall and base units with space for appliances and the wall mounted boiler. Both the living room and kitchen have beautiful leafy views of Broad Oak Park.

There are two south-facing bedrooms in the property, one with extensive fitted wardrobes. Additionally, there is a fitted wet room with a storage cupboard. The complex has an estate Manager who oversees the general management of the development & is available to residents for advice & assistance. The apartment also has gas central heating, double glazing throughout and an allocated parking space.

To appreciate the property and its location in full, your early viewing is highly recommended!

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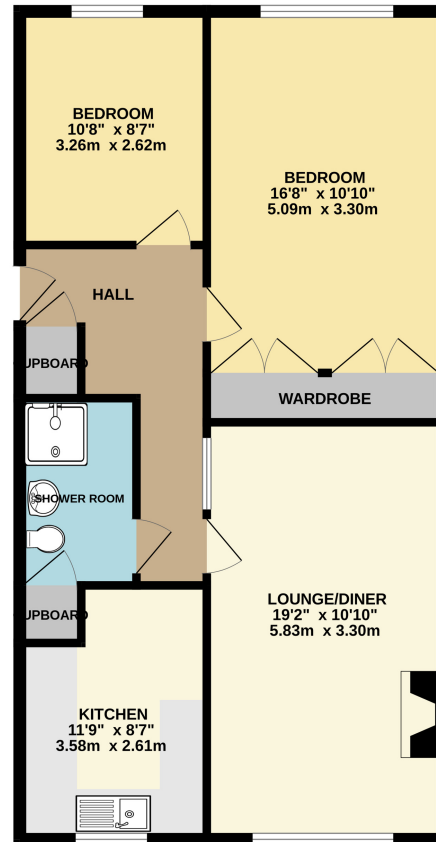
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Key Features:

- Retirement Apartment For Over 55's
- Wet Room
- Warden Assisted
- No Onward Chain
- Two Bedrooms
- Allocated Parking Space
- Little Common Village Location
- Leafy Views Of Broad Oak Park

GROUND FLOOR
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	77
(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		

Lease & Maintenance Information

Tenure - Leasehold

Lease term - 99 Years from 24th June 1982

Service charge - £428 monthly. Includes warden assistance, window cleaning, communal area cleaning and a gardener.

Ground rent - TBC.

Location

The property is situated in the sought-after village of Little Common in West Bexhill. Within the Village, you will find 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, well-regarded restaurants and the Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick and London Victoria.

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