



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

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

**£155,000**

 1 Bedroom

 1 Bathroom

 1 Reception



## AT A GLANCE...

Presented for sale by Bexhill Estates, this immaculate one-bedroom, light filled apartment has been well cared for by its current owner. This charming property is located on the first floor of a retirement complex for the over 55's in the highly desirable Cooden location in West Bexhill. In summary, the property includes a private entrance with stairs rising to the first-floor landing. Situated off the landing is the spacious lounge/dining room with a Juliet balcony, ample of space for living room and dining room furniture, and sliding double doors lead to the kitchen. The kitchen offers a range of wall units and base units with laminated working surfaces and space for appliances and space and plumbing for a washing machine.

There is a good size double bedroom with fitted bedroom furniture, and bathroom consisting of full size bath with shower attachment over, pedestal wash hand basin, and low-level w/c. Furthermore, the apartment has Economy 7 night storage heaters, and benefits from an airing cupboard and a large walk-in storage cupboard. In addition to the well-kept communal gardens, the apartment has front and rear communal parking areas. To appreciate this property and its location in full, your earliest viewing comes highly recommended!



3 Chichester Court, Osborn Close, Bexhill-on-Sea, East Sussex, TN39 4TL

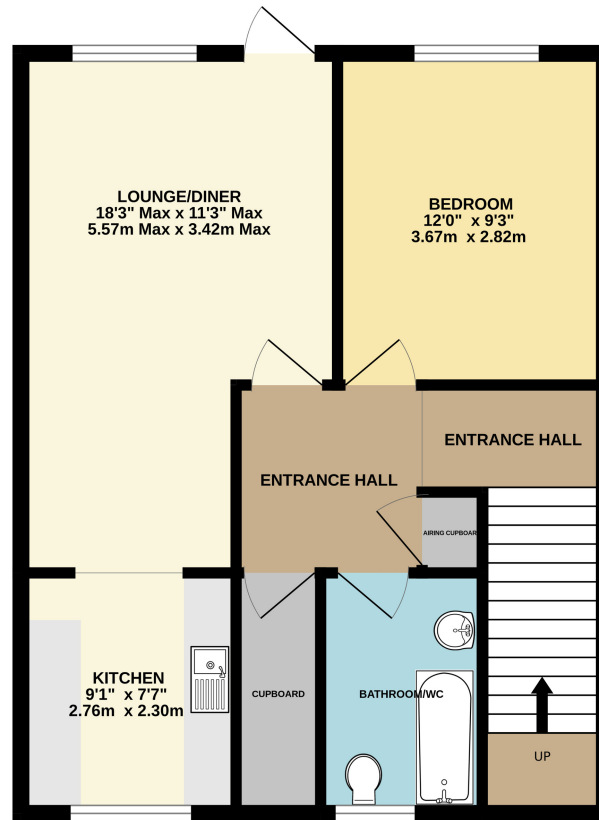
 1 Bedroom  1 Bathroom  1 Reception

### Key Features:

- First Floor Purpose Built Apartment
- Retirement Complex for the over 55's
- Highly Desirable Cooden Location
- Double Bedroom With Fitted Wardrobes
- Spacious Lounge/Dining Room
- Attractive Communal Gardens
- Private Entrance

  
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1ST 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	80
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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## LOCATION

The property is located in a highly desirable Cul-De-Sac location in Cooden, West Bexhill. Close by you will find the village of Little Common offering a range of 'day-to-day' shops to include a Tesco Express and some highly regarded independently owned shops, as well as a Dentist, Doctors surgery and bus routes. The closest beach is Cooden Beach and the local train station is Cooden Beach being just 0.4 miles from the property, offering regular direct routes into Hastings, Eastbourne, Brighton, London Gatwick & London Victoria.

## LEASE AND MAINTENANCE INFORMATION

Tenure - Leasehold  
 Remaining lease term -99-year lease from December 19th 1985-Approx 59 years remaining  
 Maintenance Charge - £200 per month from 1st April 2026  
 Ground Rent - None payable.