

**RUSH
WITT &
WILSON**



16 Broad Oak Coppice, Bexhill-On-Sea, East Sussex TN39 4PU
Offers In Excess Of £99,000 Leasehold

About the property

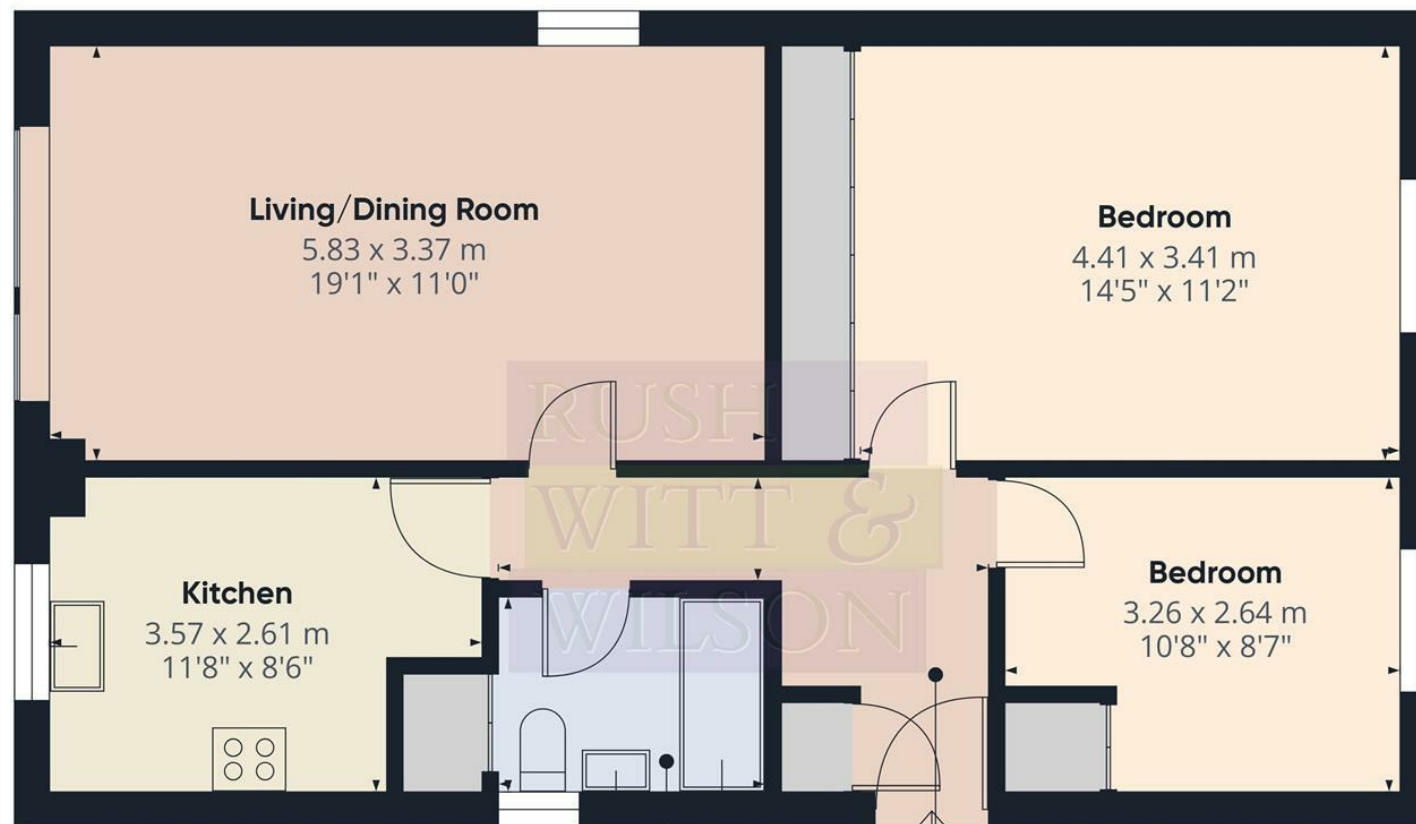
A well presented two bedroom top floor apartment, with stair and lift access, situated in this popular overs 55's block comprising, entrance hallway, living room/dining room, two double bedrooms, bathroom and fitted kitchen. Other internal benefits include heating system and double glazed windows and doors.

Externally, the property boasts the use of stunning communal gardens and garage en-bloc. Visitors have use of a visitor parking area on a first come first serve basis.

The property is situated in the heart of Little Common Village, within very close proximity to local amenities such as coffee shops, restaurants, shops and local public transport routes.

Viewing comes highly recommended by Rush, Witt & Wilson sole agents Bexhill.





Approximate total area⁽¹⁾

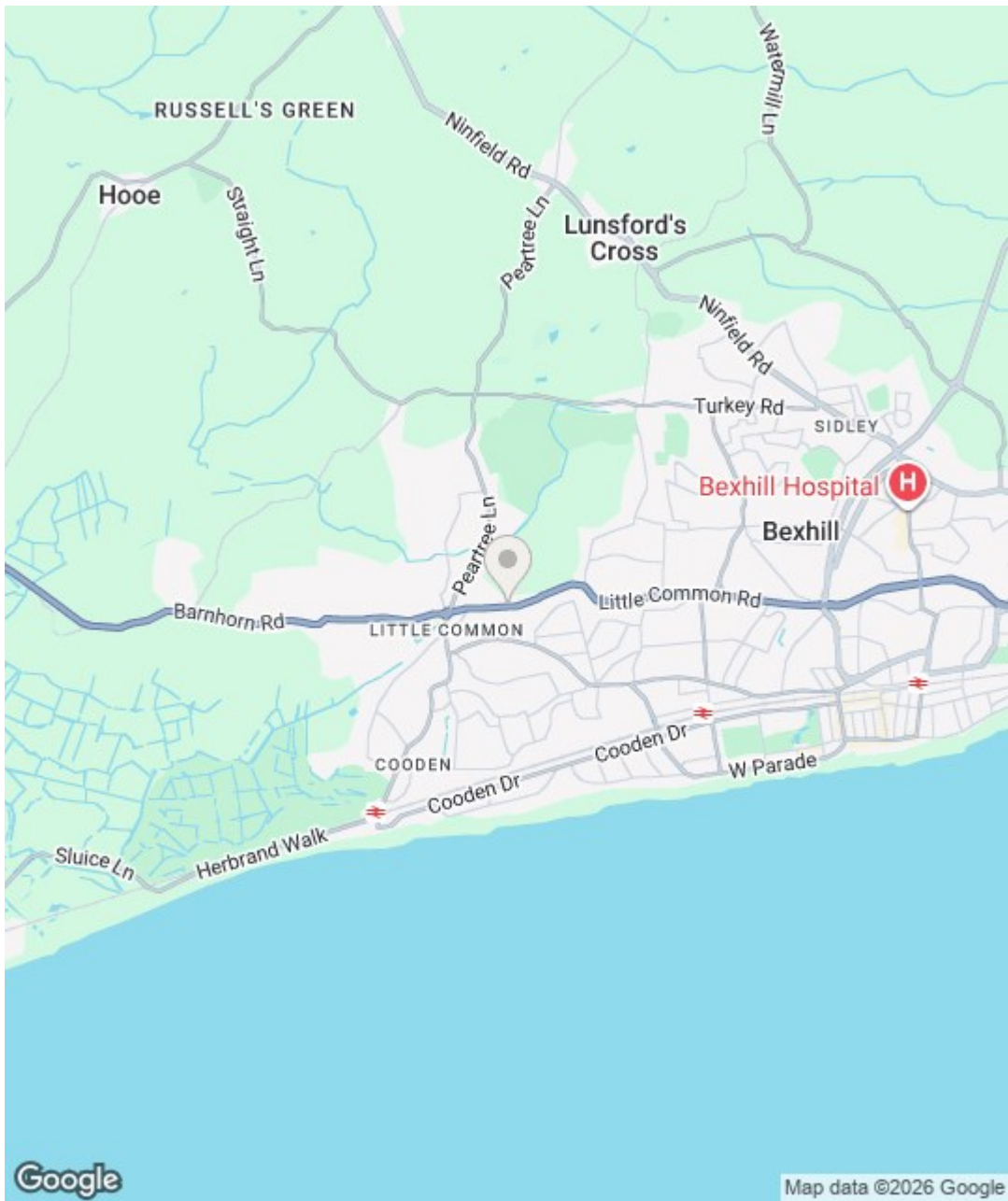
65.1 m²
700 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
76		78
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

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