



OAKFIELD



St. Marks Close, Bexhill-On-Sea TN39 4PU

Asking Price £150,000



## St. Marks Close, Bexhill-On-Sea TN39 4PU

Broad Oak Coppice is a charming two-bedroom, top-floor retirement flat, ideally located in the peaceful and highly regarded area of Little Common.

Little Common is known for its village atmosphere, friendly community, and excellent local amenities, including independent shops, cafés, a post office, medical facilities, and regular bus links. The area is particularly popular with retirees due to its quiet surroundings while still being within easy reach of Bexhill town centre, the seafront, and mainline rail connections.

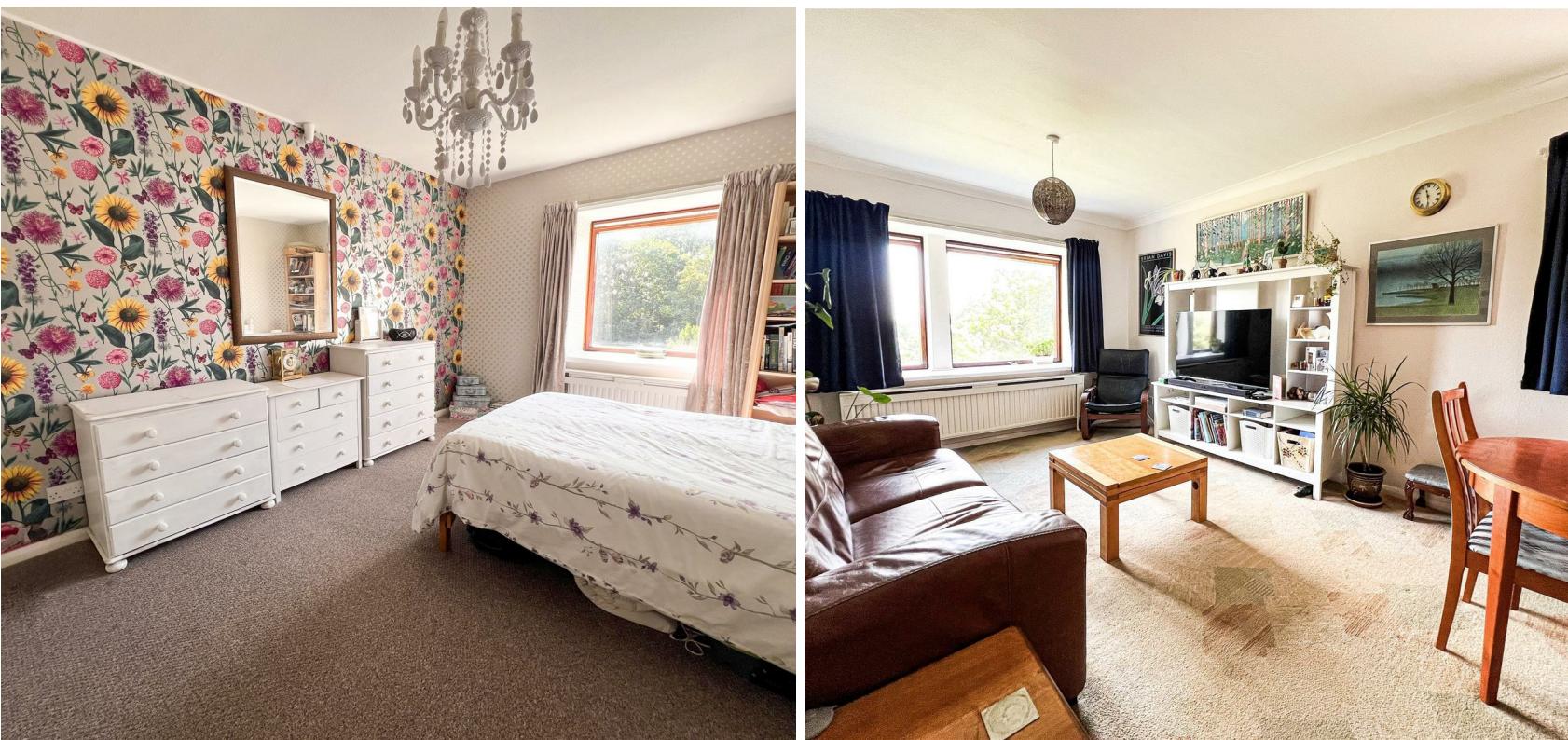
This well-presented home features a spacious living/dining room, enjoying attractive views over Broad Oak Park, which offers well-maintained tennis courts, rugby and football pitches, as well as open green spaces. Beyond the park lie the historic Broad Oak woodlands, providing a beautiful natural backdrop and scenic walking routes.

The kitchen is fitted with built-in cupboards, offering ample storage and a clean, practical layout. The block also benefits from a lift serving all floors, enhancing accessibility and convenience.

The main bedroom benefits from a large built-in wardrobe, providing excellent storage space, while the second bedroom offers flexibility for guests or hobbies.

Further benefits include a garage, providing secure parking or additional storage. Over 55's only.

Designed for comfortable and relaxed living, this property is ideal for those seeking a quiet retreat in a picturesque setting, while remaining close to local amenities and transport links.





### Lounge

19'3 x 11'1 (5.87m x 3.38m)

### Kitchen

11'9 x 9'10 (3.58m x 3.00m)

### Bedroom 1

14'6 x 11'1 (4.42m x 3.38m)

### Bedroom 2

10'9 x 8'8 (3.28m x 2.64m)

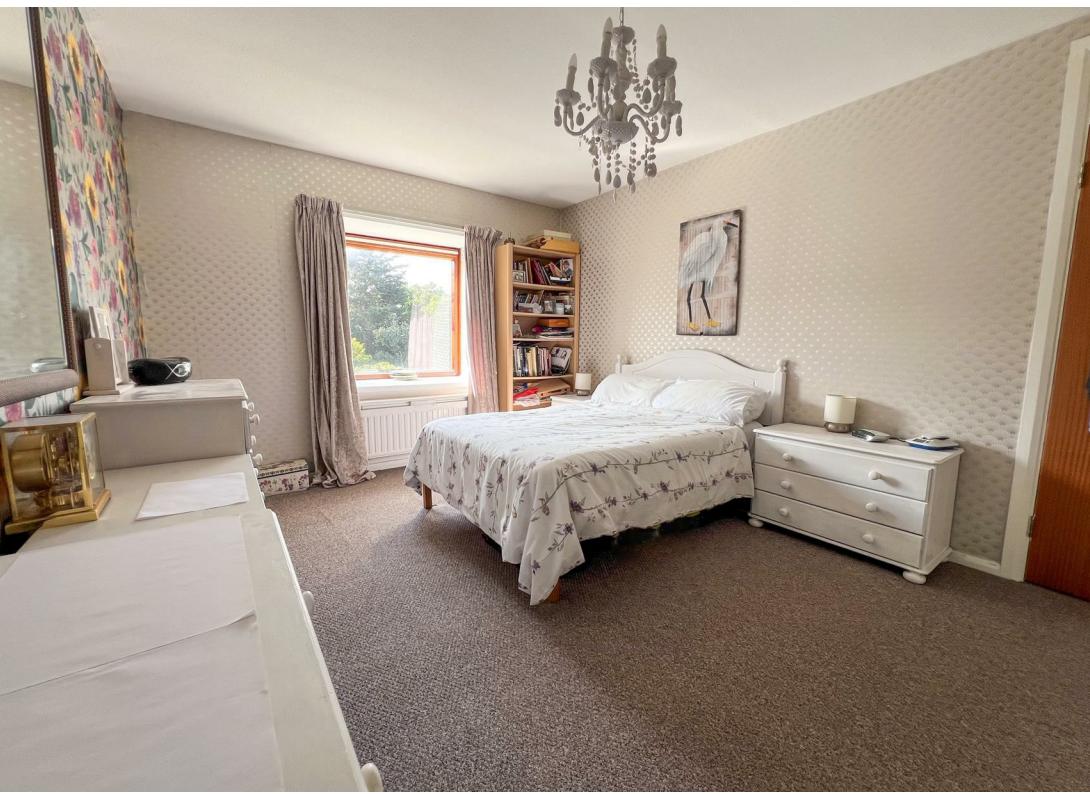
### Bathroom

6'11 x 5'6 (2.11m x 1.68m)

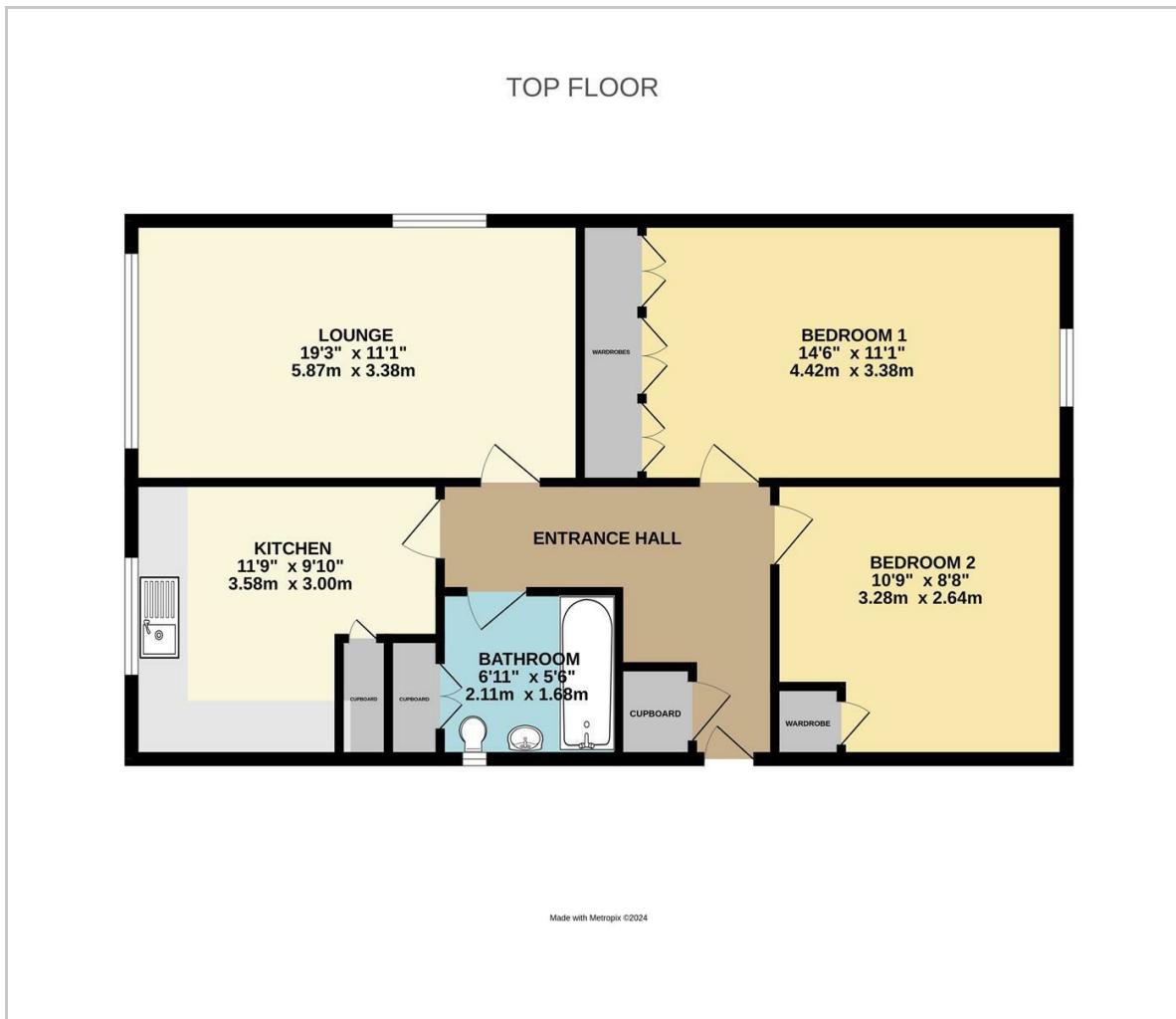
**Council Tax Band - B £1,897 per annum**

### Lease Information

The seller advises that the property is offered as leasehold and has approximately 997 years remaining. The lease expires June 2171. The service charge is approximately £411 per month. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



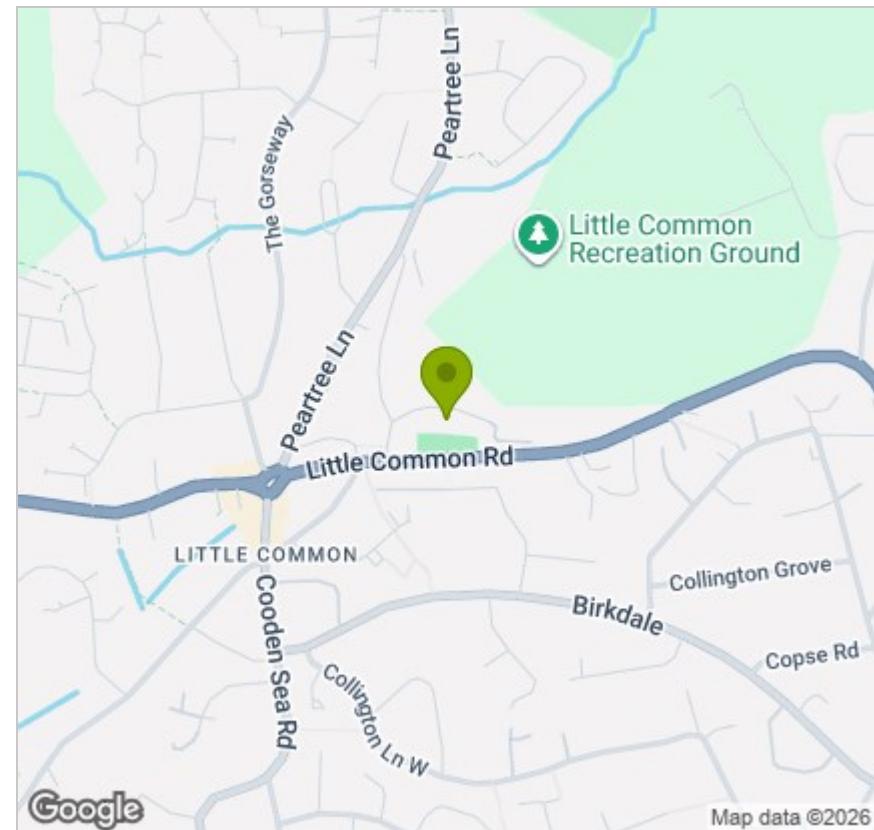
## Floor Plan



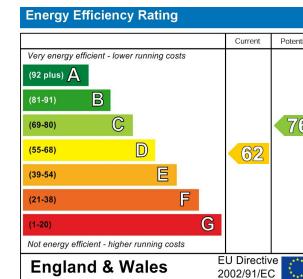
## Viewing

Please contact us on 01424 224700  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.