



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 48 The Orangery, Buxton Drive, Bexhill-on-Sea, East  
**£145,000** Sussex TN39 4FA  
🛏️ 2 Bedroom 🚿 1 Bathroom 📺 1 Reception



## AT A GLANCE...

Forming part of The Orangery development, this spacious first-floor apartment for the over 55's is offered for sale under a shared ownership scheme. The purchaser will acquire a 75% share, with the remaining 25% retained by Southern Housing.

Built in 2016, The Orangery provides residents with an exceptional range of on-site facilities and support services. These include a dedicated care team, a restaurant serving freshly prepared meals seven days a week, and a welcoming residents' lounge. Additional amenities comprise beautifully maintained gardens, an activities room, guest facilities, a hairdressing salon, lift access, and full wheelchair accessibility throughout the development. The setting allows for independent living with the reassurance of support when needed.

The apartment itself is located on the first floor and offers a bright and spacious open-plan kitchen/reception room. The contemporary kitchen is fully fitted with a range of integrated appliances, while the living area provides ample space for both lounge and dining furniture, with direct access to a private balcony.

### Location

The Orangery is situated within close proximity to local amenities and well-serviced Bus Routes. Bexhill Town Centre & seafront promenades are just 1.4 miles away and Bexhill mainline railway station is just 1.4 miles away offering regular direct routes into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.

### Lease & Maintenance Information

We have been verbally advised that the lease is 125 years from 2016 and the current service charge is TBC which includes water and sewage charges, 5 meals per week. Additional meals can be purchased. There is no additional rent for the 25% that you don't own, the share is retained by Southern Housing.

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 2 Bedroom  1 Bathroom  1 Reception

FIRST FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 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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MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.