



Flat 3, 13 Orchard Court, Barnhorn  
Road, Bexhill-on-Sea, East Sussex  
TN39 4QB





## PROPERTY DESCRIPTION

A modern and extremely well presented two bedroom ground floor apartment ideally situated just a short walk to Little Common Village with an array of amenities on your doorstep! The property is also located on the 99 bus route providing access to Eastbourne, Hastings and Bexhill. There is gated access and the accommodation comprises; entrance hall, spacious lounge, modern kitchen, two bedrooms with the master having an en-suite shower room and a further bathroom. To the rear there is allocated parking and areas to dry clothes. EPC - B.

## FEATURES

- Very Well Presented Two Bedroom Ground Floor Apartment
- Two Bedrooms
- Gated Access
- Allocated Parking Space (Could Take Two Cars)
- Master Bedroom With En-Suite
- Short Walk To Little Common Village
- On 99 Bus Route
- \*VENDOR SUITED\*
- Modern Kitchen & Bathroom's
- Council Tax Band - C





## ROOM DESCRIPTIONS

### Communal Entrance Hall

Accessed via communal door, entry-phone system, meter cupboard.

### Entrance Hall

Accessed via private front door, entry-phone handset, storage cupboard.

### Lounge

13' 2" x 12' 6" (4.01m x 3.81m) Double glazed window to the front, radiator.

### Kitchen

9' 0" x 7' 2" (2.74m x 2.18m) Double glazed window to the side, a modern fitted kitchen comprising; a range of working surfaces with inset stainless steel sink and drainer unit with mixer tap, inset four ring gas hob with stainless steel extractor fan over, a range of matching wall and base cupboards with drawers, built-in appliances including; eye level oven, dishwasher and fridge/freezer.

### Bedroom One

12' 8" x 10' 1" (3.86m x 3.07m) Double glazed window to the rear, radiator, door to en-suite.

### En-Suite

A modern three piece suite comprising; shower cubicle with shower over, low level WC, with concealed cistern, wash hand basin, tiled walls.

### Bedroom Two

14' 0" x 6' 4" (4.27m x 1.93m) Double glazed window to the front, radiator.

### Bathroom

A modern three piece suite comprising; panelled bath, low level WC with concealed cistern, wash hand basin with mixer tap, heated towel rail.

## Outside

There is gated access which leads to the entrance and car park, areas of well kept garden, seating area, clothes drying area.

## NB

We have been advised of the following;

Share of freehold

125 year lease from 2008

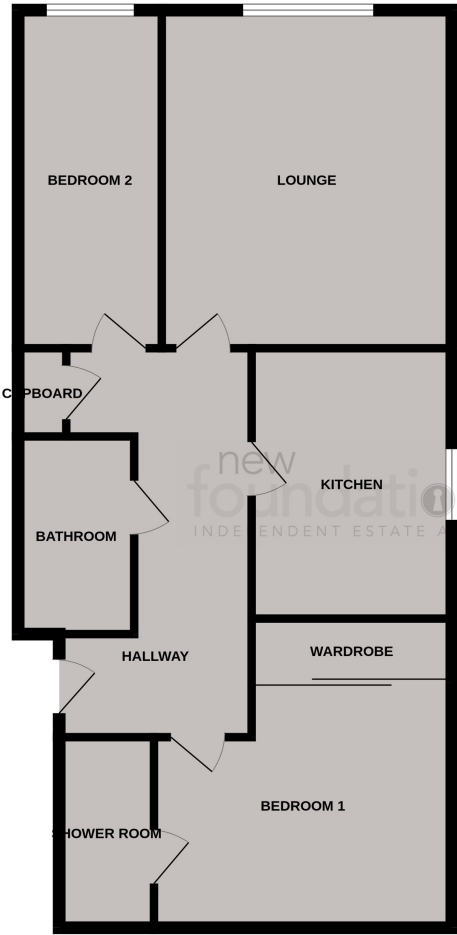
Service charge approximately £1500 per year





FLOORPLAN

GROUND 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+)	A	81	82
(81-91)	B		
(69-80)	C		
(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	

