



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£210,000

2 Amberley Court, Barnhorn Close, Bexhill-on-Sea, East

Sussex TN39 4SE

2 Bedroom

1 Bathroom

1 Reception



AT A GLANCE...

This two double-bedroom ground-floor apartment is ideally positioned within a short walk of Little Common Village, offers well-serviced transport links, and benefits from no onward chain.

The apartment forms part of a purpose-built block and provides bright, spacious accommodation throughout. The generous hallway offers ample storage with built-in cupboards. The dual-aspect living room features an electric fireplace, while the well-designed kitchen/breakfast room is fitted with a range of units, an integrated oven and hob, and space for additional freestanding appliances. A door from the kitchen leads directly to the communal gardens.

Further accommodation includes a white-suite shower room, a separate WC, and two well-proportioned double bedrooms, with the bigger of the bedrooms benefitting from built-in wardrobes.

Additional benefits include double glazing throughout, efficient gas central heating, and a long lease. Viewings are highly recommended to fully appreciate the space, setting, and convenience this property has to offer.

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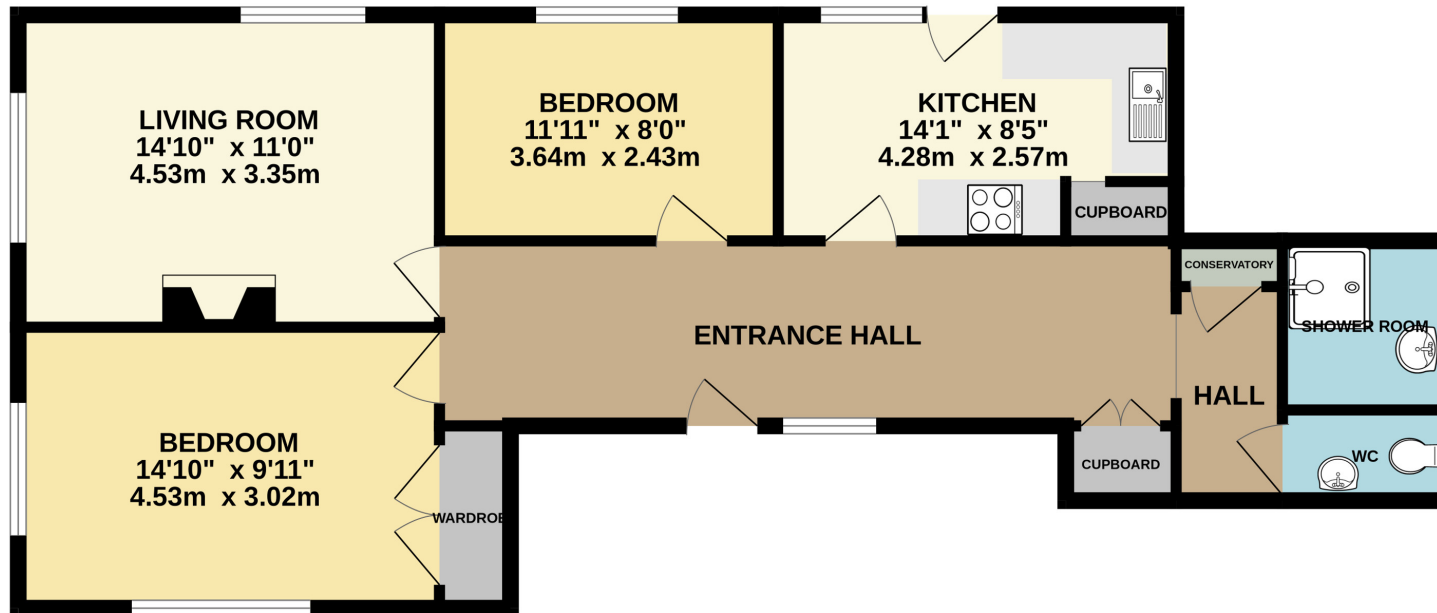
 2 Bedroom  1 Bathroom  1 Reception



Key Features:

- Ground Floor Purpose Built Apartment
- Two Double Bedrooms
- Generously Sized Accommodation
- No Onward Chain
- Direct Access To Communal Gardens
- Short Flat Walk To The Village Amenities & Bus Routes

GROUND FLOOR
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 796 sq.ft. (73.9 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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Lease & Maintenance Information

Tenure - Leasehold

Remaining lease term - 982 years

Service charge - £1,300 per annum (advised by our vendor)

Lease restrictions - Sub letting is allowed, permission must be sought for pets.

Location

Situated in the sought after Village of Little Common, offering a range of independently owned 'Day-to-Day' shops, Doctors surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.2 miles away with regular services into Hastings Eastbourne, Brighton, Gatwick and London Victoria.

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