




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£249,950 Barnhorn Close, Bexhill-on-Sea, East Sussex TN39 4SF
🛏️ 2 Bedroom 🚿 1 Bathroom 🪑 1 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this exceptional ground floor, purpose built apartment. The property benefits from a private south-facing sun terrace and a private entrance with further accommodation in brief comprising; An entrance porch opening into the inner hall. To the rear of the property you will find a lounge with a feature fireplace and a door leading out to the sun terrace. Adjacent is a modern fitted kitchen/breakfast room offering a range of matching wall units and base units with laminated work surfaces and integrated appliances to include a fridge/freezer, washing machine, eye-level oven and gas hob. The apartment benefits from two double bedrooms. Bedroom one has two sets of fitted wardrobes and bedroom two is currently used as a separate dining room. The modern fitted shower room is fully tiled with a corner cubicle and wash hand basin vanity unit. Adjacent to the shower room there is a separate WC. Furthermore, the property boasts a garage en-bloc, communal gardens, double glazing, gas central heating, a long lease term and NO ONWARD CHAIN!



1 Mayfield Court, Barnhorn Close, Bexhill-on-Sea, East Sussex, TN39 4SF

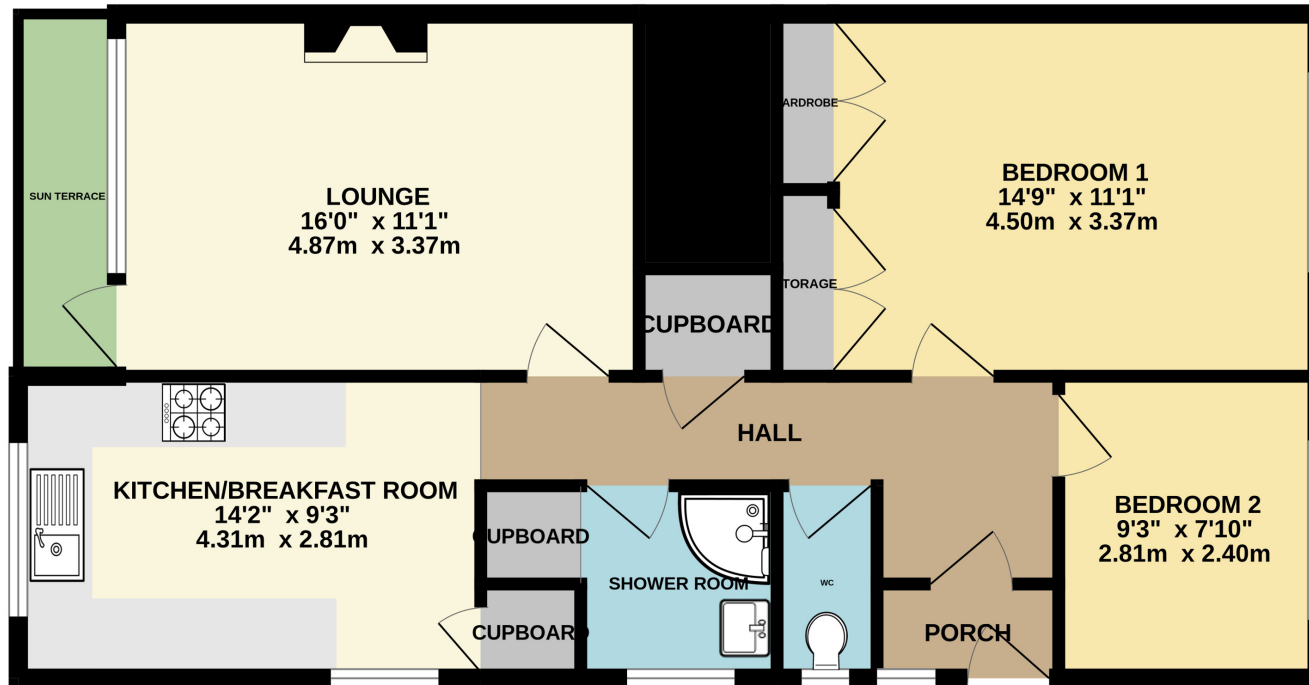
 2 Bedroom  1 Bathroom  1 Reception

Key Features:

- Ground Floor Purpose Built Apartment
- South Facing Sun Terrace
- Garage En Bloc
- Long Lease Term
- Immaculate Condition Throughout
- Private Entrance
- Two Double Bedrooms
- Little Common Village Location
- Modern Fixtures & Fittings
- No Onward Chain


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GROUND FLOOR
740 sq.ft. (68.7 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	73	76
(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	

LEASE & MAINTENANCE INFORMATION -

TENURE - Leasehold
 REMAINING LEASE TERM - 999 years from 25/12/1956
 MAINTENANCE CHARGE - £1,287.69 per annum (to include building insurance)
 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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