



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£220,000** 5 Offa Court Larkhill, Bexhill-on-Sea TN40 1TX  
🛏️ 2 Bedroom    🛁 1 Bathroom    🛋️ 1 Reception







## AT A GLANCE...

Located near Bexhill old town and within walking distance of the iconic seafront promenades, this particularly spacious apartment has a lot to offer. In addition to newly laid carpets, modern fixtures and fittings, the apartment has beautiful rooftop views and sea glimpses. Accommodation includes a very well-kept communal entrance hall with lift & stair access to the first floor. Living room and dining room furniture can be accommodated in the spacious lounge/dining room. The fully equipped modern fitted kitchen features matching wall and base units with integrated appliances including a dishwasher, washing machine, eye-level oven & microwave and a fridge/freezer. The apartment has two generously sized double bedrooms and a stylish four-piece bathroom suite with feature lighting. Furthermore, the property comes with a garage en-bloc with a power supply, double glazing and gas central heating.

5 Offa Court Larkhill, Bexhill-on-Sea, East Sussex, TN40 1TX

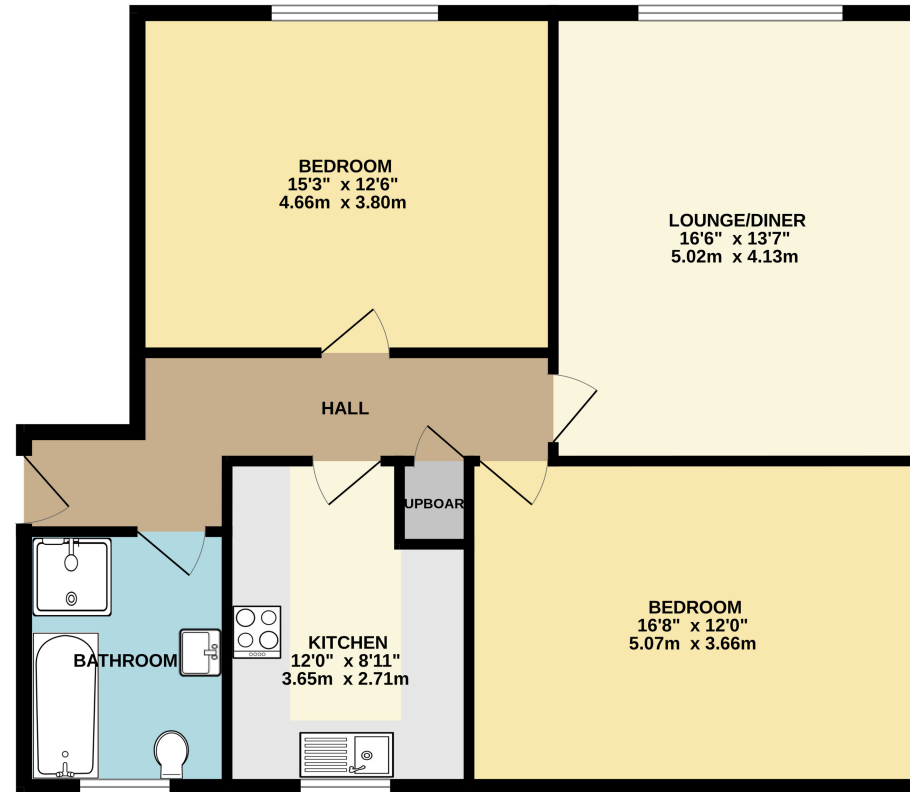
 2 Bedroom  1 Bathroom  1 Reception



### Key Features:

- Substantial Purpose Built Apartment
- Share Of Freehold
- Fully Equipped Modern Kitchen
- Lift & Stair Access
- Two Large Double Bedrooms
- Garage En-Bloc
- Four-Piece Bathrooms Suite
- Beautiful Views

GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.3 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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	76	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## Lease & Maintenance Information

Tenure - Share of freehold

Lease length - In excess of 900 years remaining

Maintenance charge - includes water rates, hot water and heating, window cleaning, buildings insurance, cleaning and lighting of communal areas and the communal gardening.

Ground rent - N/A

Pets & Sub-letting are permitted.

## Location

The property is located just 0.6 miles to Bexhill town centre. Bexhill train station is just 0.5 miles away offering regular routes into Hastings, Eastbourne, Brighton, Gatwick & London Victoria. The iconic seafront promenades are a very short distance away, along with Egerton Park and well-regarded restaurants.

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