



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£345,000

25 Hillborough House, Little Common Road, Bexhill-on-
Sea, East Sussex TN39 3TW
2 Bedroom 2 Bathroom 1 Reception



AT A GLANCE...

This modern apartment forms part of a highly regarded McCarthy & Stone development for the over 60's, conveniently situated within walking distance of Little Common village and offered to the market with no onward chain.

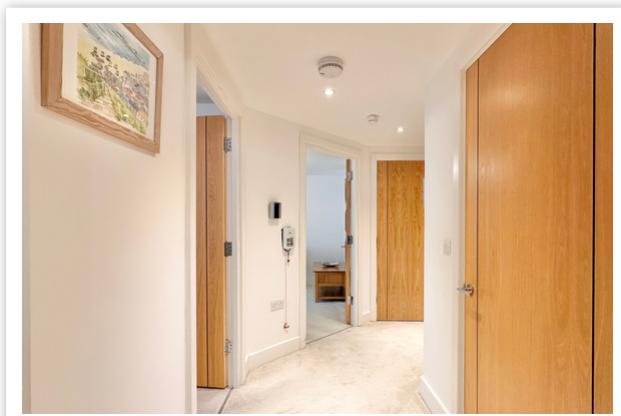
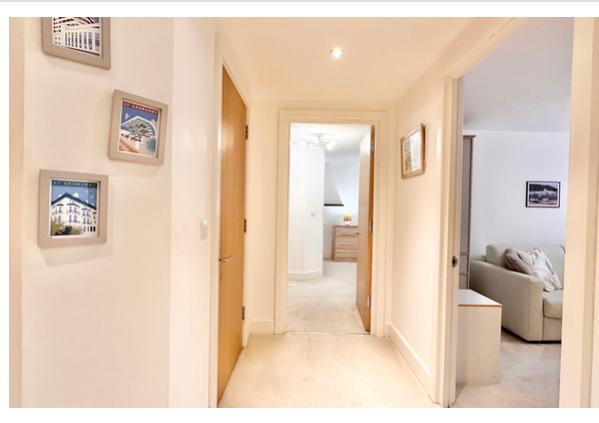
The accommodation comprises a communal entrance with lift access to the first floor. The spacious lounge/diner features an electric fireplace and a Juliet balcony, creating a bright and inviting living space. From the living room, a door leads into a contemporary fitted kitchen complete with integrated appliances, including an eye-level oven, microwave, fridge/freezer, ceramic hob, and washing machine.

The apartment offers two generously sized double bedrooms, with the master boasting a large walk-in wardrobe and an en-suite shower room. There is also a separate shower room and a walk-in storage cupboard.

Residents enjoy beautifully maintained communal gardens, a residents' lounge and kitchen, and a guest suite available at just £25 per night. A parking space is also available for an additional charge.

25 Hillborough House, Little Common Road,
Bexhill-on-Sea, East Sussex, TN39 3TW

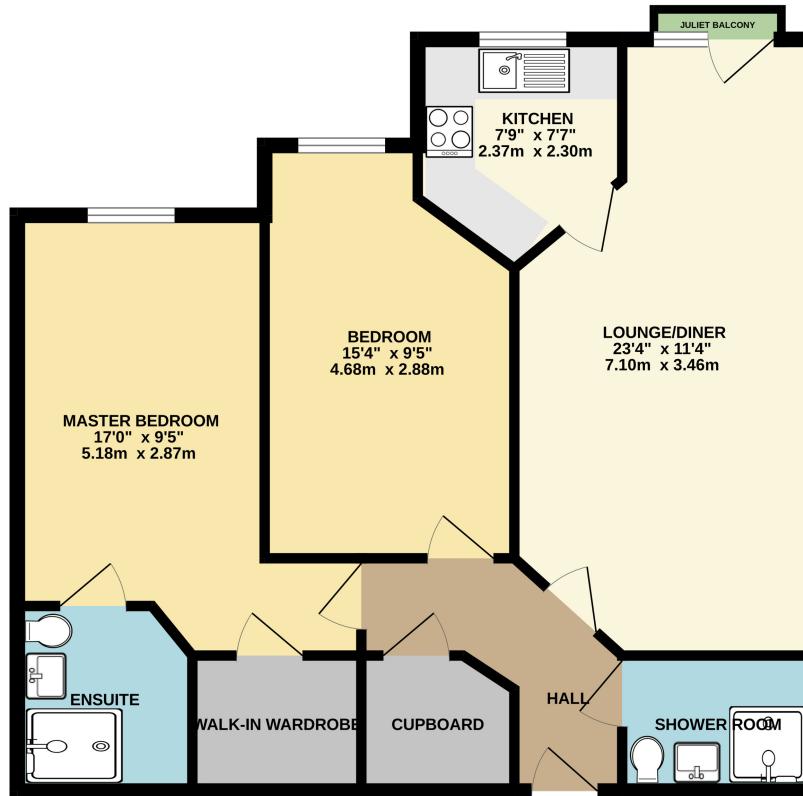
2 Bedroom 2 Bathroom 1 Reception



Key Features:

- Retirement Apartment for the over 60s
- No Onward Chain
- Two Double Bedrooms
- Two Bathrooms
- Modern Fixtures & Fittings
- Little Common Village Location
- Communal Facilities & Gardens

FIRST FLOOR
772 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA : 772 sq.ft. (71.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows and other items are approximate and no guarantee is given as to their operability, value or any 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.
Made with Metropix 2020



Lease & Maintenance Information

Tenure - Leasehold
Lease Term - 999 years from 2016
Service Charge - Oct 25 - Sept 26 £495.76 paid monthly
equates to £5949.14 per Annum
Ground Rent - TBC
Allocated parking space - TBC
Pets - Permission must be sought.

Location

The property is situated in the sought-after village of Little Common in West Bexhill. The village offers a range of independently owned day-to-day shops, including a Tesco Express, doctors' surgery, and dentist. The nearest train station is Cooden Beach, located just 1.2 miles away, along with Cooden Beach Golf Club and the beach itself. Bexhill Town Centre is just under two miles away and features seafront promenades, the iconic De La Warr Pavilion, a variety of restaurants, and a mainline railway station with direct routes to Hastings, Brighton, London Gatwick, and London Victoria.

25 Hillborough House, Little Common Road,
Bexhill-on-Sea, East Sussex, TN39 3TW

2 Bedroom 2 Bathroom 1 Reception