




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

25 Hillborough House, Little Common Road,
Bexhill-on-Sea TN39 4FH
£345,000  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.



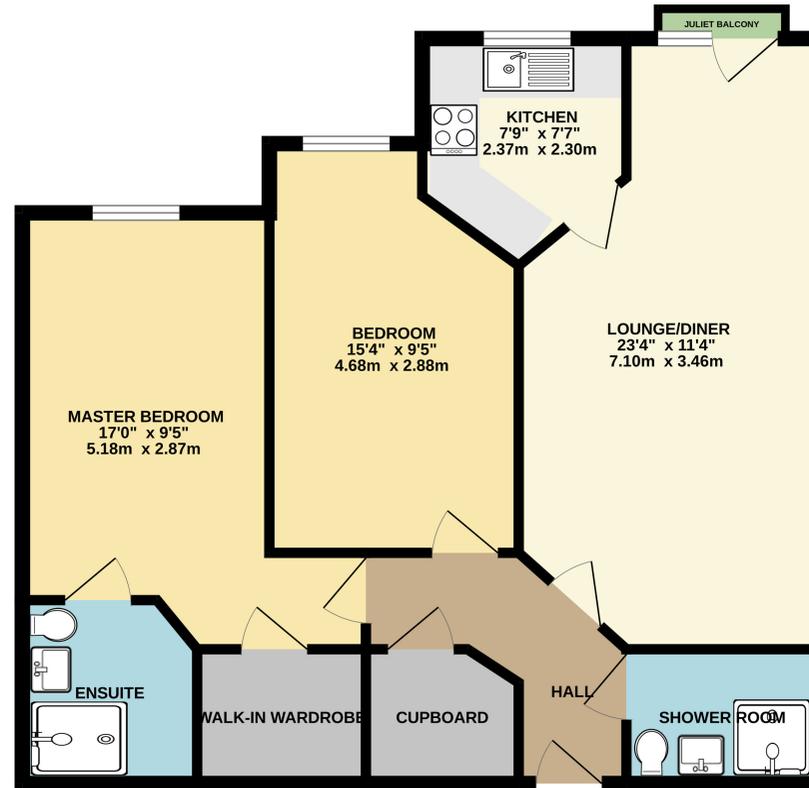
Key Features:

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

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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 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+)	A		
(81-91)	B		
(69-80)	C	77	77
(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
 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 - available at an additional cost of approximately £500 per annum.
 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.

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