




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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2 Amberley Court, Barnhorn Close, Bexhill-on-Sea, East
Sussex TN39 4SE
£180,000  2 Bedroom  1 Bathroom  1 Reception
Offers over



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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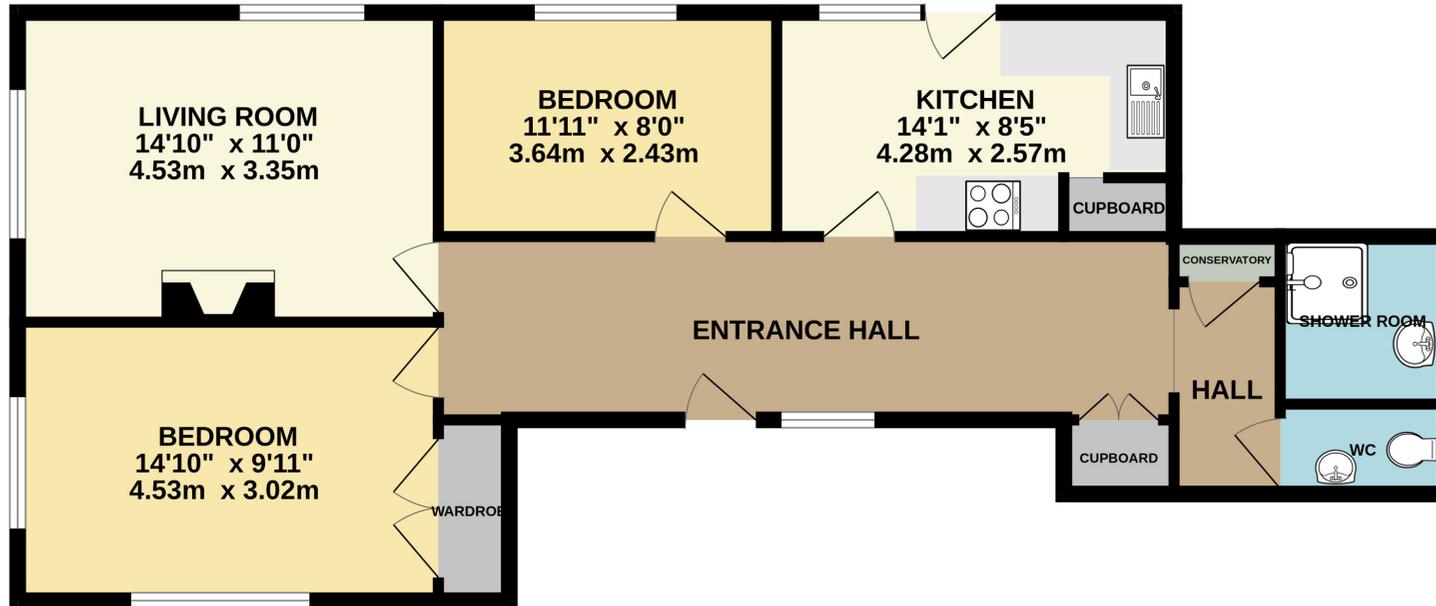
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Key Features:

- 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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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	72	75
(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 - 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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