



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£250,000** Hillborough House, Little Common Road TN39 4FH  
🛏️ 1 Bedroom 🚿 1 Bathroom 📄 1 Reception







## AT A GLANCE...

Bexhill Estates are delighted to offer for sale this one double bedroom ground floor apartment for the over 60s. The apartment forms part of this well-regarded McCarthy & Stone development and is conveniently located just under 400 yards from the Village of Little Common and bus routes. Situated to the rear of the development with a southerly aspect, the apartment offers an abundance of natural light with an accommodation comprising: A dual aspect lounge/diner with a feature fireplace and direct access out to communal gardens. The modern fitted kitchen features a range of matching wall units and base units finished with laminate work surfaces. Integrated appliances include an electric hob with stainless steel cooker hood, an electric oven, a microwave, a washer/dryer, a slimline dishwasher and a fridge/freezer. The apartment has a fully-tiled shower room with a walk-in double cubicle and there is a good-sized double bedroom boasting a walk-in wardrobe. Furthermore, the property benefits from a 24-hour emergency call system, the remainder of a NHBC 10 year guarantee and communal facilities that include Residents lounge with kitchen where social events regularly take place, additional communal lounges, a guest suite, mobility scooter storage, immaculate communal gardens and an in-house manager.



### Key Features:

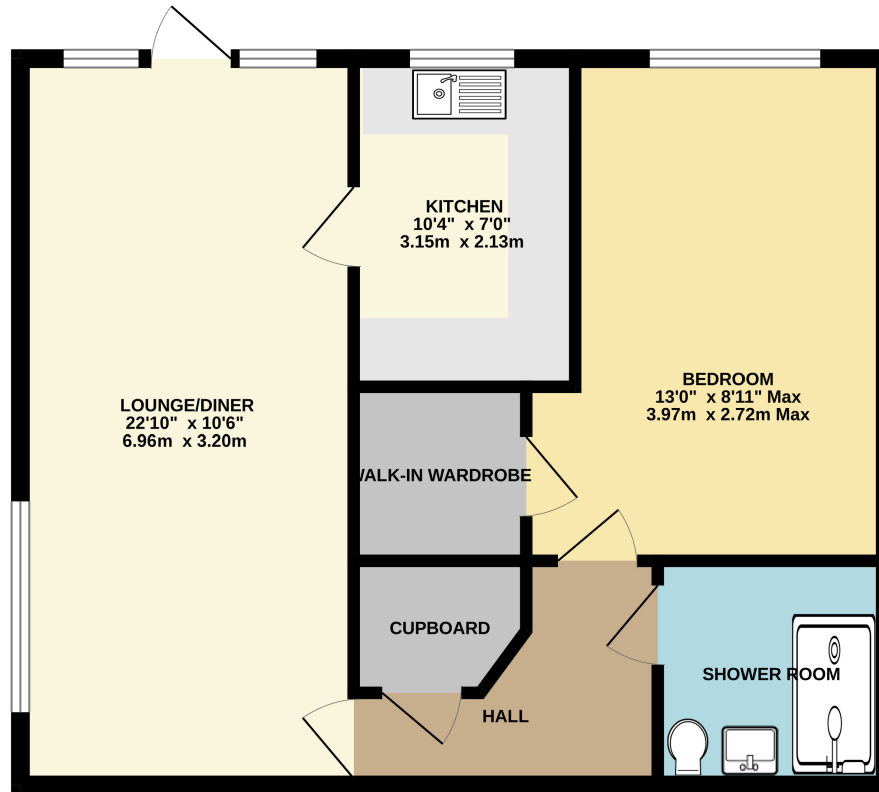
- Retirement Apartment for the over 60s
- One Double Bedroom
- Camera Entry System
- Little Common Village Location
- Located On The Ground Floor
- Communal Facilities & Gardens
- 24 Hour Emergency Call System
- Long Lease Term

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GROUND FLOOR  
622 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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 if 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>	77	77
(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 - Leasehold  
 Lease Term - 999 years from 2016  
 Service Charge - £320.63 per month  
 Ground Rent - £212 paid twice yearly in April & October  
 Allocated parking space £125 paid twice yearly.

### LOCATION

The property is situated in the sought-after village of Little Common in West Bexhill. Within the Village, you will a range of Independently owned, day-to-day shops including a Tesco Express, Doctors Surgery and a Dentist. The closest Train station is Cooden Beach located just 1.2 miles away along with Cooden Beach Golf Club and the beach at Cooden itself. Bexhill Town Centre is just under 2 miles away with seafront promenades, the iconic 'De La Warr Pavillion, Restaurants and the Mainline Railway station with direct Routes into Hastings, Brighton, London Gatwick and London Victoria.

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