




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£259,500 Little Common Road, Bexhill-on-Sea TN39 4JB
🛏️ 2 Bedroom 🛁 1 Bathroom 🛋️ 1 Reception
Offers in excess of



AT A GLANCE...

Under a mile to the village of Little Common, this characterful, charming apartment is located on the first floor and has a private garden. There is a private entrance leading to the apartment's first floor, which offers accommodation including; a spacious landing leading to the dual aspect lounge/diner, which offers enough space for both living and dining furniture and features a large bay window. The fitted kitchen features matching wall and base units with space for appliances. The apartment boasts two good-sized double bedrooms, one of which has a large bay window. In addition, there is a fitted bathroom suite, gas central heating and double glazing.



Key Features:

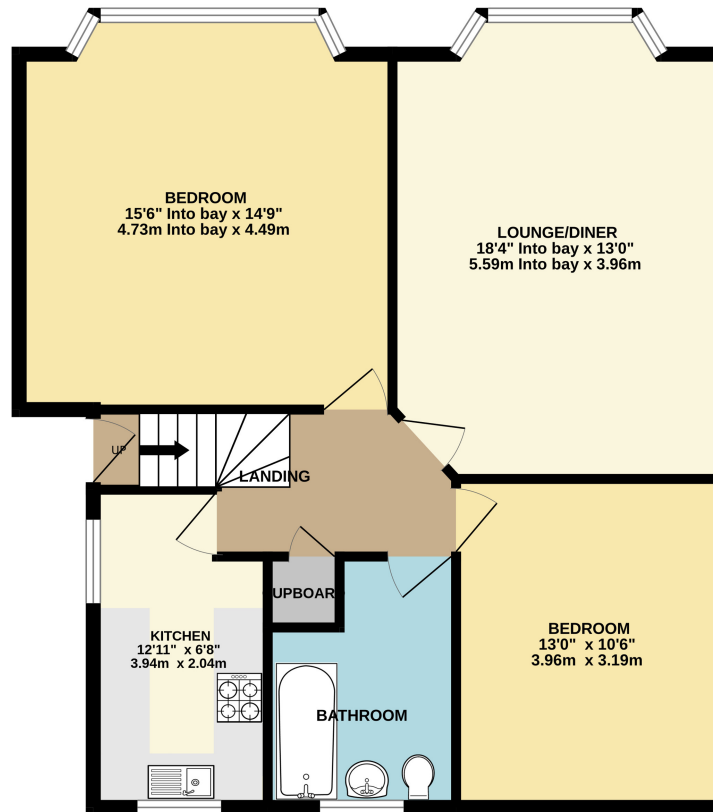
- First Floor Apartment
- Two Double Bedrooms
- Private Entrance
- Private Garden
- Off Road Parking & Garage
- Long Lease Term

113 2, Southwood, Little Common Road,
Bexhill-on-Sea, East Sussex, TN39 4JB

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FIRST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 800 sq.ft. (74.3 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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	62
(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 25 December 1968
 Ground Rent - £10 per annum
 Maintenance Charge - 50% share as and when required.

Location

The Property is located in a sought-after location in West Bexhill. Close by you will find Bexhill Town Centre just 1.2 miles away and the village of Little Common just under a mile away.
 Within a short distance, you will find both Primary & Secondary Schools and bus routes. Collington train station is just 1 mile away with regular routes into Brighton, Gatwick & London Victoria.

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