




BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 5, 13 Orchard Court, Barnhorn Road, Bexhill-on-Sea, East Sussex TN39 4QB
£199,950  2 Bedroom  2 Bathroom  1 Reception



AT A GLANCE...

This modern purpose-built apartment is part of a highly regarded gated development in the heart of the Village of Little Common. Just a short, level walk from the property, you'll find excellent transport links and the local amenities the village has to offer.

Accessed via a well-maintained communal entrance, stairs lead to the first floor where a private front door opens into a generous entrance hall. The lounge/diner provides ample space for both living and dining furniture, creating a bright and welcoming area. The contemporary kitchen is fully fitted with integrated appliances, offering a sleek and practical space for everyday cooking. The modern bathroom suite features a full-size bath, vanity wash hand basin, and w/c, while the master bedroom benefits from an en-suite shower room and fitted mirrored wardrobes. A second bedroom completes the spacious accommodation.

Additional benefits include gas central heating, double glazing throughout, an allocated parking space, and a share of freehold. Externally, the development is accessed via electric gates, with allocated parking to the rear. The attractive, well-kept frontage is mostly laid to lawn, complemented by communal drying areas and a communal seating space.

To fully appreciate everything this apartment has to offer, an early viewing is highly recommended.



Key Features:

- Modern Purpose Built Apartment
- Short Flat Walk To The Village Amenities & Bus Routes
- Two Bedrooms
- Share Of Freehold
- Secure Gated Development
- Allocated Parking Space
- Two Bathrooms
- No Onward Chain

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FIRST FLOOR
609 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 609 sq.ft. (56.5 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	81	82
(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 - Share of Freehold
 Lease Term - 125 years from 2008
 Service Charge is approximately £1500 pa
 Permission for pets must be sought.

Location

Situated in the sought after Village of Little Common, this property is just a short stroll to the village 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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