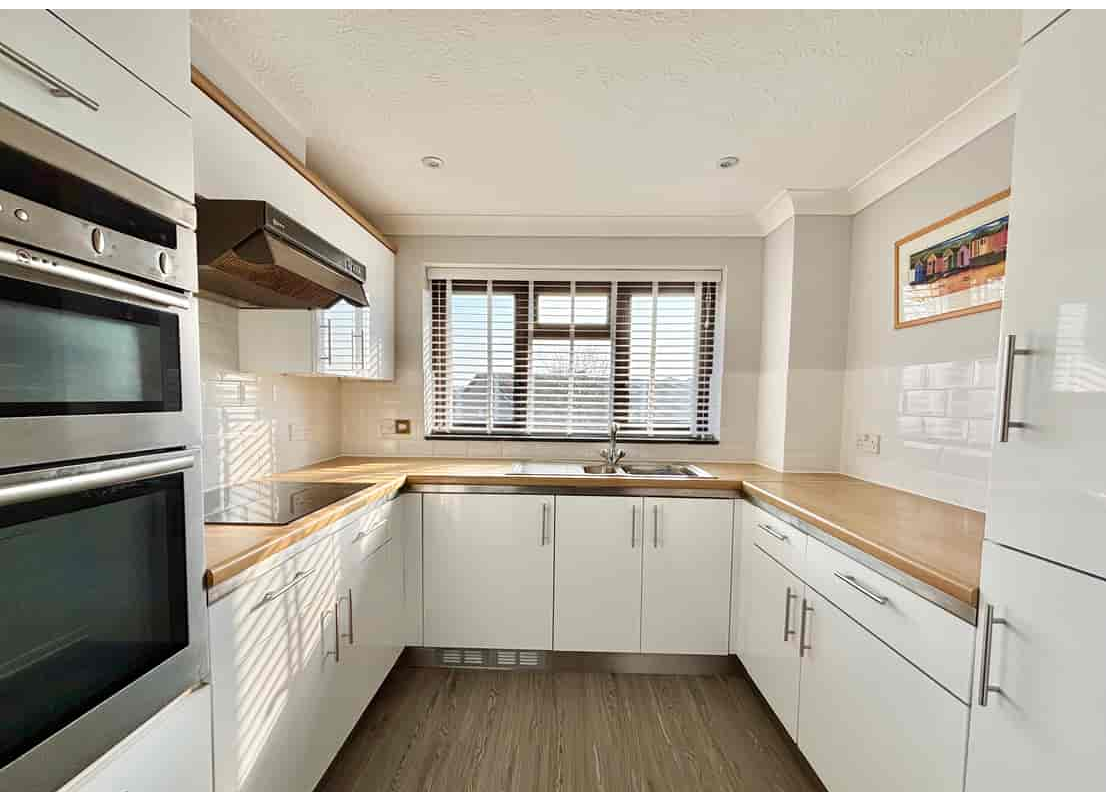




Flat 4 Church Hill Place, Hillborough Close, Little Common, Bexhill-on-Sea, East Sussex, TN39 3TW
Immaculate Two Bedroom Purpose Built Apartment In Little Common. Guide Price - £239,950 - Leasehold





Property Cafe are delighted to present to the market this immaculate two bedroom, first floor apartment in the sought after area of Little Common. The property is offered for sale in excellent condition throughout have recently been refurbished. Accommodation and benefits include a secure communal entrance hall with entry phone system. A large storage cupboard on communal landing. Inner hallway offering ample cupboard & storage space. Spacious south facing living room with plenty of natural light. Modern fitted kitchen with integrated appliances including fridge/freezer, double oven, electric hob and washing machine. Dining room. Two well-proportioned double bedrooms, the master vast in size and offering fitted wardrobes. Newly fitted bathroom with a double walk-in shower, wash basin and WC. Own loft space.

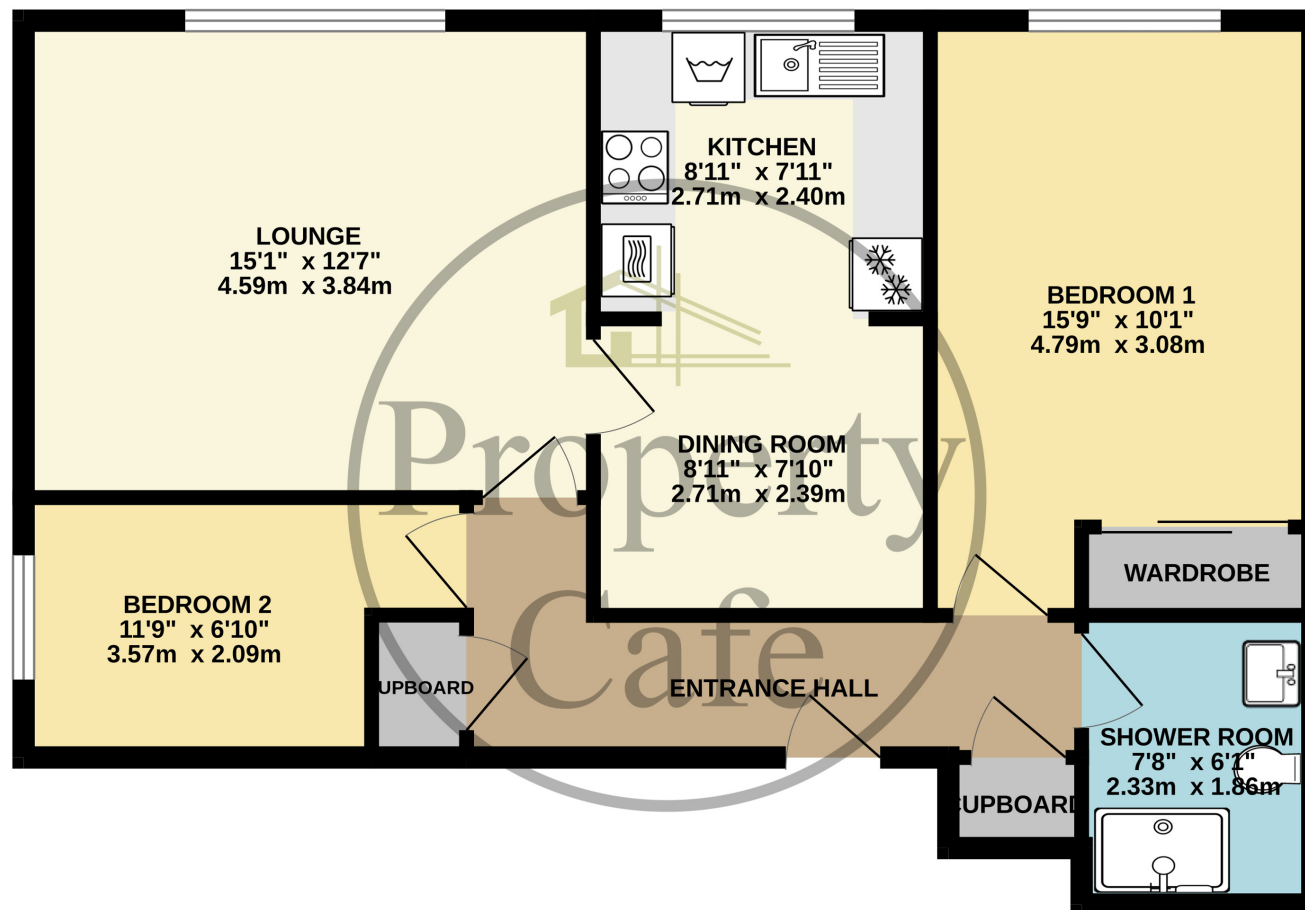
Externally, this apartment boasts immaculately kept communal gardens, an allocated parking space with car port and plenty of visitor parking. The property also benefits from a share of freehold and reasonable service charges. **Tenure: Leasehold (share of freehold)**
***Leasehold length- 965 years remaining *Maintenance charge: £1366 annually *Pets and Sub-letting permitted with permission.**

The property is situated within the popular residential area of Little Common; it is walking distance to an array of local shops, amenities, bus stops, and is close to Cooden Beach station. You will find all the general facilities that you may need including an excellent Doctors surgery, a dentist, vibrant local pubs and restaurants as well as a pharmacy and post office. Regular bus services are close by, with services to Eastbourne, Hastings and Bexhill mainline station with direct services to Gatwick, Brighton, Ashford International and London.

Nearby Bexhill town centre offers an excellent range of independent shops and amenities as well as the superb De La Warr Pavilion regularly features bands, shows and international artists.



FIRST FLOOR APARTMENT
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA : 696 sq.ft. (64.6 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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Bedrooms: 2
Receptions: 2
Council Tax: Band D
Council Tax: Rate 2552.34
Parking Types: Allocated. Off Street.
Heating Sources: Double Glazing. Electric.
Electricity Supply: Mains Supply.
EPC Rating: C (72)
Annual Service Charge: 1366
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTC.
Accessibility Types: Lateral living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	72	79
A		
(81-91)		
B		
(69-80)		
C		
(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		



At Property Café we believe it important to give clear and straight forward advice to both buyers and sellers alike. Whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person; with this in mind we have developed a unique lounge style environment that allows you the time and space to discuss your requirements with us in detail and enjoy your property search in comfort. Our trained consultants look forward to meeting you.





Share of freehold * Remaining Lease Length - 965 Years * Service Charge £683 6 monthly.

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| <ul style="list-style-type: none"> • Newly Decorated Spacious 2 Bedroom Apartment • Re-fitted kitchen with integrated appliances <ul style="list-style-type: none"> • Separate dining room • Two well proportioned double bedrooms <ul style="list-style-type: none"> • New bathroom with walk-in shower • Close to transport, shops and amenities • Allocated parking/car port/ and visitor parking | <ul style="list-style-type: none"> • Own loft space • Share of freehold • No onward chain • Ample storage throughout <ul style="list-style-type: none"> • Sought after location • Reasonable service charges • Viewing highly recommended |
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