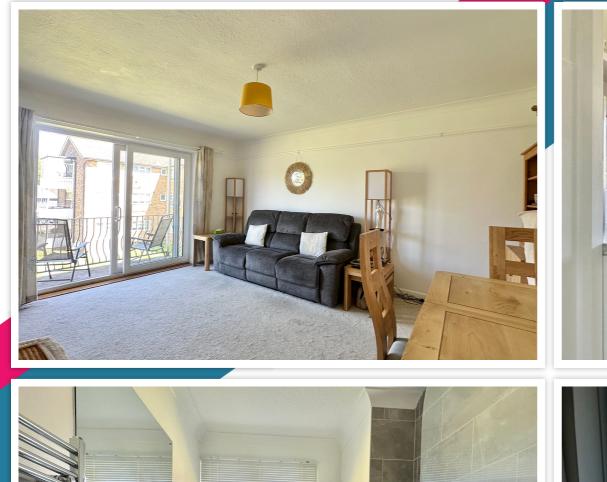




Flat 7 Howard House, Birkdale, Bexhill-on-Sea, East £230,000 Sussex TN39 3TU 1 Bedroom 1 Bathroom 1 Reception









AT A GLANCE...

Located in Little Common, this attractive firstfloor apartment belongs to a well-regarded purpose-built block. With views of impeccably kept communal gardens, the apartment above offers generously sized accommodation that is accessible via lift and staircase. Accommodation includes a spacious living/dining area with plenty of space for living and dining room furniture as well as a double sliding door to the private balcony. The modern fitted kitchen features matching wall and base units with an integrated oven and induction hob and space for additional appliances. Additionally, there is a large double bedroom with fitted wardrobes and a modern bathroom suite. Furthermore, the property benefits from gas central heating via a digital combination boiler installed in 2023, double glazing throughout and benefits from a long lease term and communal parking.



Key Features:

- Spacious First Floor Apartment Well-Regarded Purpose Built
- Modern Kitchen & Bathroom
- Communal Parking
- Private Balcony

Long Lease Term

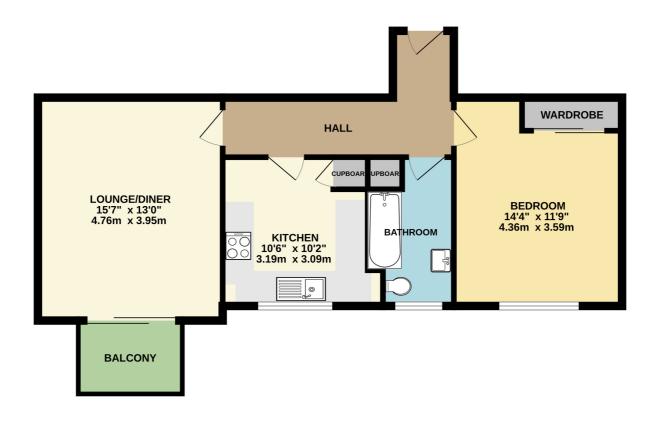
Block

 Popular Little Common Location



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GROUND FLOOR 629 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 629 sq.ft. (58.5 sq.m.) approx.

Whils every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, nooms and any other items are approximate and nor esponsibility 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. Made with heropix (2025)



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.





Lease & Maintenance Information

- Tenure Leasehold Lease term - 999 years from 22/2/1965
- Maintenance charge approx. £100 per month and includes water rates

Ground rent - Included in monthly maintenance charge.

Location

The apartment is located just 0.4 miles from the popular village of Little Common with a range of independently owned shops, Doctor's Surgery, Dentists and a Tesco Express. A very short walk from the property, you will find a bus stops with regular routes into Bexhill town centre and the seafront promenades are just 0.8 miles away. The closest mainline railway station is Collington offering regular services into Hastings, Eastbourne, Brighton, Gatwick and London Victoria.



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