






  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

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







## AT A GLANCE...

Located in Little Common, this attractive first-floor 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:

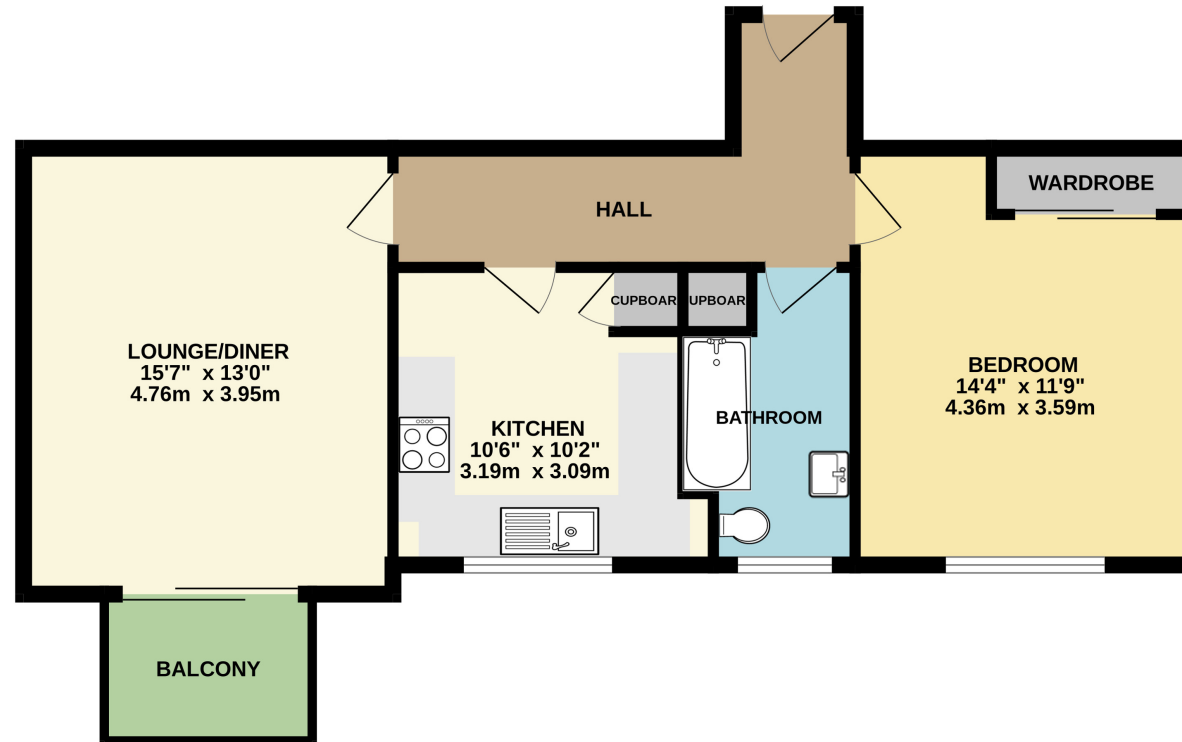
- Spacious First Floor Apartment
- Modern Kitchen & Bathroom
- Communal Parking
- Private Balcony
- Well-Regarded Purpose Built Block
- Long Lease Term
- Popular Little Common Location

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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.

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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### 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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