



**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 1 Pinewoods Court, Pinewoods, Bexhill-on-Sea  
TN39 3UD  
**£260,000** 2 Bedroom 2 Bathroom 1 Reception  
Offers in excess of







## AT A GLANCE...

This modern ground floor purpose built apartment is available for sale in immaculate condition. This apartment is situated within close proximity to Little Common Village offering many day-to-day facilities. The apartment has a share of freehold, a long lease term, and includes: A well-kept communal entrance hall leading to the property. In the spacious lounge/diner there is a bay window, an electric fireplace, and a door leading to the west-facing sun terrace. In the kitchen you will find matching wall and base units, an integrated oven and hob, as well as space for additional appliances. There is an en-suite shower room in the master bedroom, as well as a door out to another sun terrace. Additionally, the apartment benefits from a further double bedroom with a built-in wardrobe, a bathroom suite and an allocated parking space.

Flat 1 Pinewoods Court, Pinewoods, Bexhill-on-Sea, East Sussex, TN39 3UD

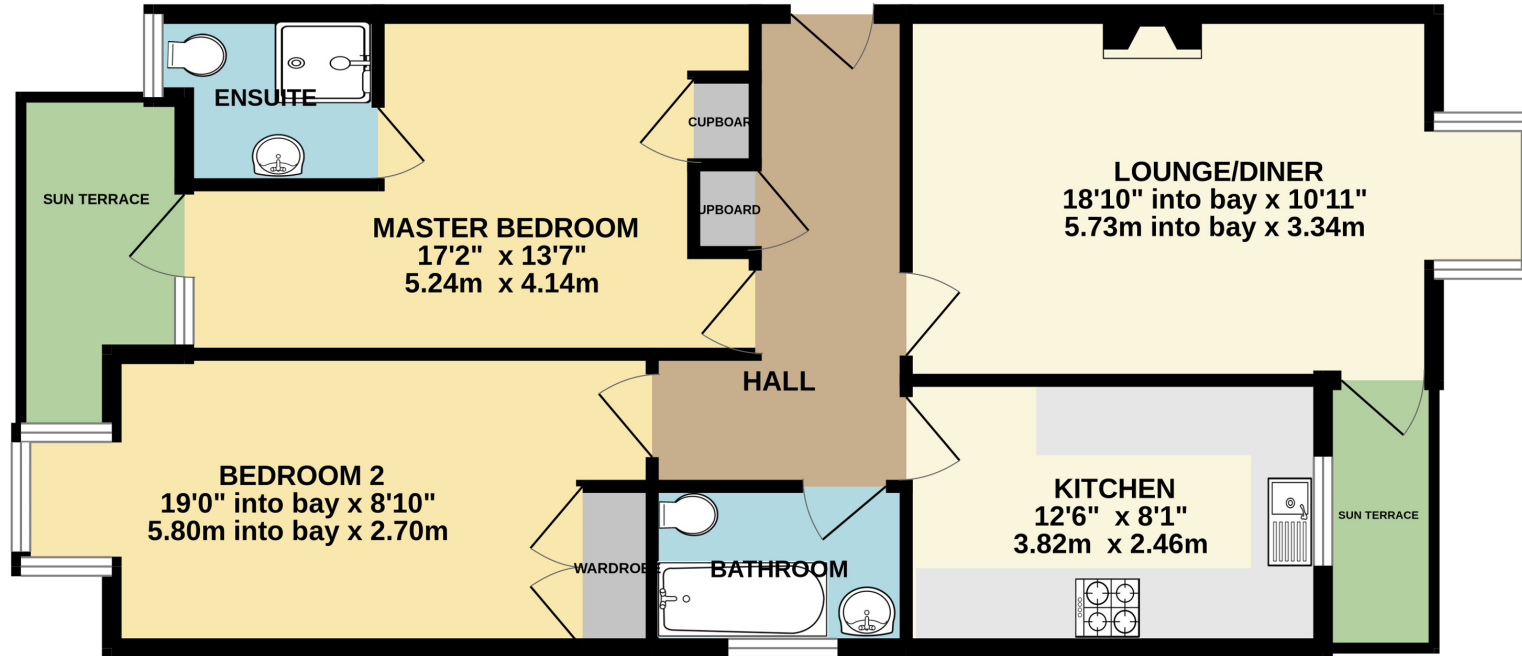
 2 Bedroom  2 Bathroom  1 Reception



### Key Features:

- Ground Floor Purpose Built Apartment
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking Space
- Share Of Freehold
- Popular West Bexhill Location
- Modern Fixtures & Fittings
- Two Sun Terraces

GROUND FLOOR  
733 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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.  
Made with Metropix ©2025





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		79
(55-68)	<b>D</b>	68	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Lease & Maintenance Information

Tenure - Share of freehold  
 Lease term - 999 years from 01/01/1997  
 Service charge - £810 paid twice yearly.  
 No pets or sub-letting allowed.

### Location

The property is located just 0.5 miles from the popular village of Little Common with a range of independently owned shops, a Doctor's Surgery, a Dentist, and a Tesco Express. A very short walk from the property you will find a Bus Stop with regular routes into Bexhill Town Centre and the seafront promenades just 0.9 miles away. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

Flat 1 Pinewoods Court, Pinewoods, Bexhill-on-Sea, East Sussex, TN39 3UD

2 Bedroom 2 Bathroom 1 Reception

**BEXHILL ESTATES**  
 INDEPENDENT ESTATE AGENTS