



Penthouse 27 Hillborough House Little Common Road, Bexhill-on-Sea, East Sussex, TN39 4FH  
Stunning Two Bed/Two Bath Penthouse Apartment - Close To Little Common Village \* Offers in Excess of  
£425,000







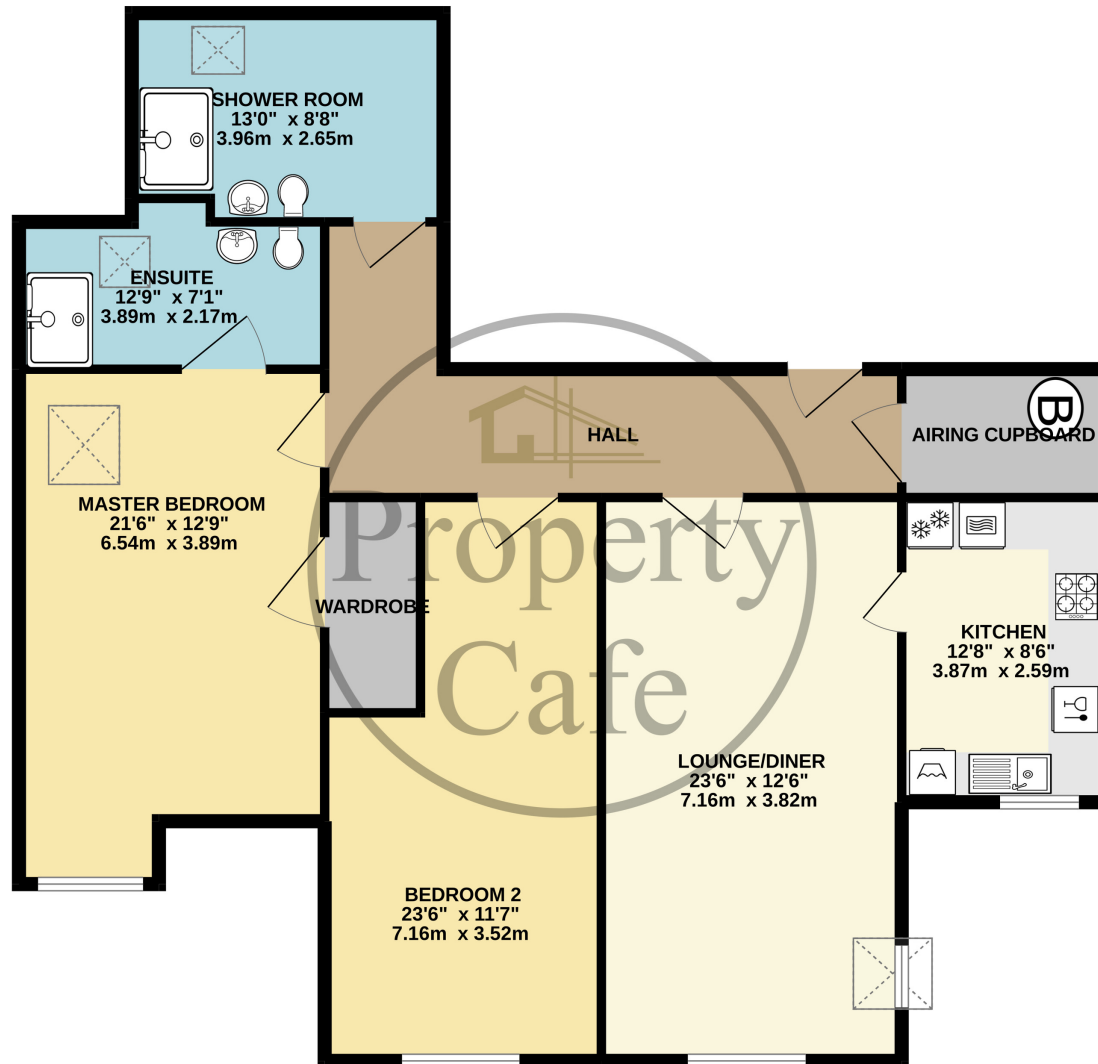


Just On Market : A Spacious Over 60's Two Bedroom Penthouse Apartment Designed and built by McCarthy & Stone.

Accommodation & Benefits Include: A secure Communal Entrance With Entry Phone & Sliding Doors Into An Immaculate Communal Entrance Hall \* House Mangers Office & Access to A beautifully Presented Communal Residents Lounge & Function Suite \* The Apartment: A Spacious Inner Hall With Ample Storage & Access To \* A Good Size Lounge-Diner with Ample Space To Relax & Entertain \* Two Double Bedrooms : Master Bedroom With En-Suite & Walk-in Wardrobe \* Guest Bedroom With Access To A Bespoke Wet Room Style Shower Room \* A Fully Equipped Modern Fitted Kitchen \* Walk-in Storage Cupboard Off The Hall \* Lift Access To The Penthouse Level (Shared Only With Apartment 28 & The Guest Suite) \* Guest Suite Available \* Lovely Communal Garden & Grounds \* Highly Efficient Electric Under Floor Heating (Included In Service Charge) Fitted with 24 Hour Care Line Alarm Pull \* Mobility Scooter Charging Point & Store \* UPVC Double Glazing\* NHBC Guarantee \* Allocated Parking Space \* Additional Visitors Parking \* Residents Social Events & Association \* 992 Year Lease \* Well Managed Development \* Water Rates Included In The Service Charge \* Sought After Peaceful Location \* Viewings Recommended : Please Call Vendors Sole Agent The Property Cafe 01424 224488



**TOP FLOOR PENTHOUSE**  
1326 sq.ft. (123.2 sq.m.) approx.



TOTAL FLOOR AREA : 1326 sq.ft. (123.2 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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The Apartment: A Spacious Inner Hall With Ample Storage & Access To \* A Good Size Lounge-Diner with Ample Space To Relax & Entertain \* Two Double Bedrooms : Master Bedroom With En-Suite & Walk-in Wardrobe \* Guest Bedroom With Access To A Bespoke Wet Room Style Shower Room \* A Fully Equipped Modern Fitted Kitchen \* Walk-in Storage Cupboard Off The Hall \* Lift Access To The Penthouse Level (Shared Only With Apartment 28 & The Guest Suite) \* Guest Suite Available \* Lovely Communal Garden & Grounds \* Highly Efficient Electric Under Floor Heating (Included In Service Charge) Fitted with 24 Hour Care Line Alarm Pull \* Mobility Scooter Charging Point & Store \* UPVC Double Glazing\* NHBC Guarantee \* Allocated Parking Space \* Additional Visitors Parking \* Residents Social Events & Association \* 992 Year Lease \* Well Managed Development \* Water Rates Included In The Service Charge \* Sought After Peaceful Location







Tenure : Leasehold (999 Years From 2014) Service Charges : £4200 Per Year (Additional Parking Space Payment (Optional £250 Per Year : Ground Rent £475. Per Year :(We have been advised that there is often a Yearly Service Charge Rebate) The property is situated within walking distance to Little Common Village which is fortunate to have an excellent range of shops and amenities serving the local residents. Within the village itself you will discover all the shops you may need on a daily basis, most are independently owned and have been in existence for many years along with a late opening Tesco express. There is also a Doctors surgery, dentist, local pub, restaurants, pharmacy & post office. There is a regular bus services to Eastbourne and Hastings. Cooden mainline railway station is only short distance away providing direct routes in to Gatwick & central London. There is also a local primary school within the village and secondary Schools a short distance away in Bexhill.

- Stunning Penthouse Retirement Flat
    - Two Spacious Double Bedrooms
      - Over 60's Only
    - Master Bedroom With En-suite
    - Guest Bedroom & Modern Shower Room
  - Under Floor Heating (Included In Service Charge)
    - Secure House Managed Development
      - Lift Access To Penthouse Level
  - Lovely Residents Lounge & Function Suite
- Immaculate Communal Garden & Grounds
  - Water Rates & Electric Heating Included
  - Allocated Parking (Available To Rent)
    - Very Spacious Lounge-Diner ..
    - Modern Fully Equipped Kitchen
  - Family & Friends Guest Flat Available
  - Ample Storage Space Throughout
  - Situated Close To Little Common Village

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