



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£205,000

9 Highwoods Court Pinewoods, Bexhill-on-Sea, East

Sussex TN39 3UE

🚗 2 Bedroom

🚿 1 Bathroom

🛋️ 1 Reception



AT A GLANCE...

Located on the outskirts of the popular village of Little Common is this first floor apartment. Forming part of the well-maintained purpose built block and being sold with a share of freehold and no onward chain.

Accommodation includes; A well-kept communal entrance hall with stairs to the first floor. A spacious lounge/diner with a feature box bay window and ample space for living room and dining room furniture. The fitted kitchen/breakfast room features matching wall and base units with an integrated oven & hob and an under counter fridge. The kitchen has space for a breakfast table & chairs, additional appliances and a door out to the private balcony with views over the communal gardens.

The apartment has two bedrooms, one with extensive built-in wardrobes. Additionally, there is a bathroom suite with a separate WC. Furthermore, there is a garage that comes with the property, together with a parking space adjacent.

Viewing comes highly recommended to appreciate the property and its location in full!

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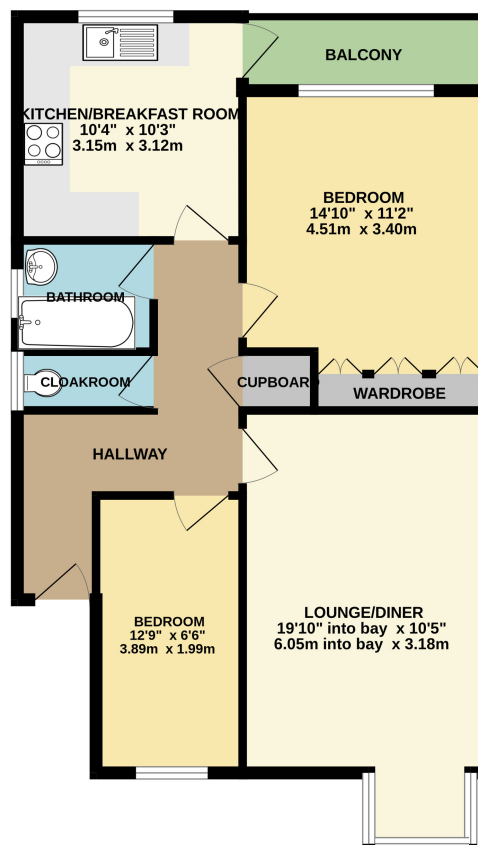
 2 Bedroom  1 Bathroom  1 Reception



Key Features:

- First Floor Purpose Built Apartment
- Private Balcony & Communal Gardens
- Share of Freehold
- Two Bedrooms
- Garage & Off Road Parking
- No Onward Chain

FIRST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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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 - share of freehold
Lease term - 999 years from 1976
Maintenance charge - £1714 per annum
Ground rent - N/A.

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 0.8 miles away. The closest mainline railway station is Collington, offering regular services into Hastings, Eastbourne, Brighton, Gatwick, and London Victoria.

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