



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£225,000

Flat 3, 13 Orchard Court, Barnhorn Road, Bexhill-on-Sea, East Sussex TN39 4QB

2 Bedroom

2 Bathroom

1 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this immaculate two bedroom apartment. This impressive property is located on the ground floor of this sought after gated development, in the Village of Little Common with accommodation.

The property is accessed via the well cared for communal area and the private front door opens into generous entrance hall, leading through to sitting room with space for both living room and dining furniture. The modern fitted kitchen boasts a range of integrated appliances and space and plumbing for washing machine. The modern bathroom suite boasts full size bath with vanity wash hand basin and w/c, and the master bedroom benefits from en-suite shower room/w.c and fitted mirrored wardrobes. Bedroom two completes the generous living space.

The property also benefits from gas central heating, double glazing throughout, allocated parking space and a share of freehold.

To the outside, this sought after development is accessed via electric gates, with allocated parking to the rear.

There is an attractive and well maintained frontage being mostly laid to lawn and in addition, there are a number of communal drying areas for laundry to the rear and there is a communal outside seating area, ideal for the warmer months.

To appreciate the property in full, your earliest viewing comes highly recommended! Call sole agents Bexhill Estates today on (01424) 233330 to arrange a viewing!

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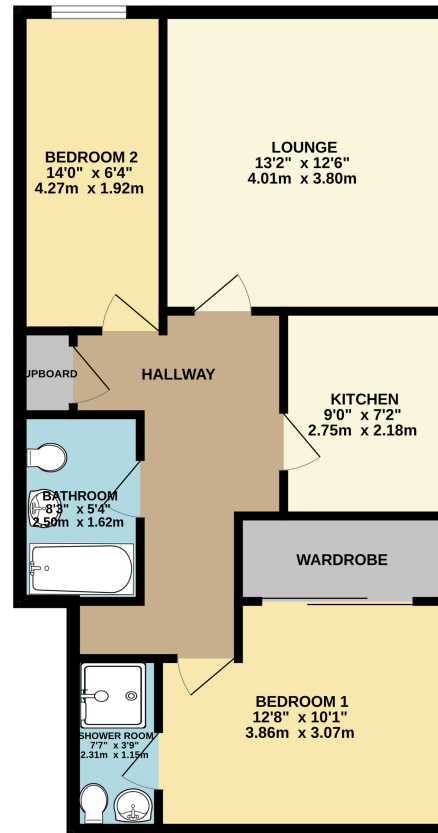
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Key Features:

- Modern Purpose Built Apartment
- Little Common Village Location
- Master Bedroom With En suite
- Share of Freehold
- Allocated Parking Space
- Two Bedrooms
- Double Glazing & Gas Central Heating
- **Ground Floor**

GROUND FLOOR



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	81	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

Location

Situated in the sought after Village of Little Common, this property is just a short stroll to the village offering a range of independently owned 'Day-to-Day' shops, Doctors surgery, Dentist and a Tesco Express. You will find regular Bus services into Bexhill, Hastings & Eastbourne and Cooden Beach train station is just 1.2 miles away with regular services into Hastings Eastbourne, Brighton, Gatwick and London Victoria.

Lease & Service Charges

Lease 125 years from 2008
Share of Freehold
Service Charge is approximately £1500 pa

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