



BEXHILL ESTATES
INDEPENDENT ESTATE AGENTS

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3 Amberley Court, Barnhorn Close, Bexhill-on-Sea, East
Sussex TN39 4SE
£240,000 2 Bedroom 1 Bathroom 1 Reception



AT A GLANCE...

This modern apartment is located just a short flat walk from Little Common village amenities and public transport. On the first floor of this purpose-built block, this property offers abundant natural light, modern fixtures and fittings, and no onward chain. Accommodation includes: A communal entrance hall with stairs to the first floor. The inner entrance leads to a dual aspect lounge/diner with a feature fireplace and ample space for both living room and dining room furniture. A newly installed kitchen features matching wall and base units, as well as integrated appliances. Additionally, there are two spacious double bedrooms, a bathroom, separate WC, and plenty of storage space in the apartment. Seeing this property is essential to fully appreciate its position, space, and condition!

Location

Situated in the sought after Village of Little Common, 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 & Maintenance Information

Tenure - Leasehold

Remaining lease term - 982 years

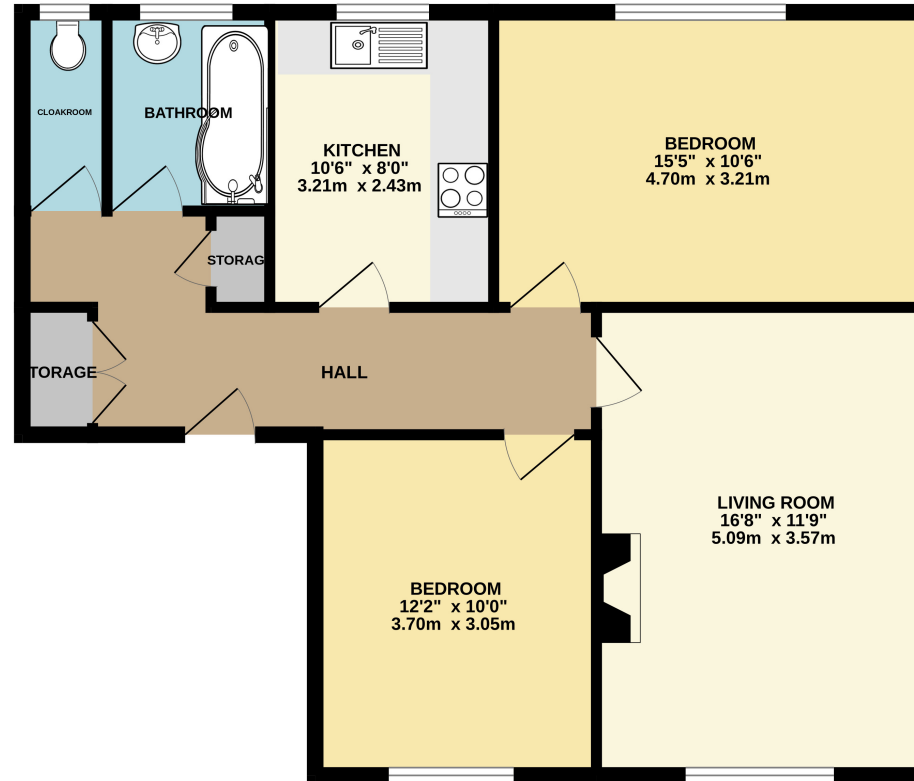
Service charge - £1,350 per annum

Lease restrictions - Sub letting is allowed, permission must be sought for pets.

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FIRST FLOOR
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 744 sq.ft. (69.1 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.
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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.