



**Hillborough House Little Common Road, Bexhill-On-Sea TN39 4FH**



**welcome to**

## **Hillborough House Little Common Road, Bexhill-On-Sea**

Fox & Sons are delighted to offer to the market this beautiful two bedroom ground floor retirement flat. Situated in the highly sought after Little Common location the property falls located just outside of Little Common village offering a variety of amenities including; school, shops, restaurants, pub, church, salon, bus routes and much more. The property itself offers well-presented accommodation throughout briefly comprising of; living/dining room, modern kitchen, modern shower-room, two double bedrooms with the master having en-suite, outside patio area and under-floor heating.



## Entrance Hall

Entry phone, cupboard and under floor heating.

## Lounge

22' 9" max x 10' 5" max ( 6.93m max x 3.17m max )

Double glazed window to the rear aspect, french doors to the rear aspect, feature fireplace and under floor heating.

## Kitchen

7' max x 10' 2" max ( 2.13m max x 3.10m max )

Double glazed window to the rear aspect, wall and base units, work surfaces, stainless steel sink/drainer, integral fridge freezer and washing machine, electric oven, integral microwave and electric hob with extractor fan hood.

## Bedroom 1

16' 2" max x 13' 8" max ( 4.93m max x 4.17m max )

Double glazed window to the rear aspect, walk-in wardrobe and under floor heating.

## En Suite

Walk in shower cubicle, wash hand basin, WC, extractor fan, heated towel rail, shaver point and under floor heating.

## Bedroom Two

11' 6" max x 9' 4" max ( 3.51m max x 2.84m max )

Double glazed window to the rear aspect and under floor heating.

## Shower Room

Walk in shower cubicle, wash hand basin, WC, extractor fan, shaver point and under floor heating.

## Patio

Patio area adjoining the Lounge.

## Parking

Allocated parking space.



Total floor area 74.4 sq.m. (801 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Hillborough House Little Common Road, Bexhill-On-Sea

- RETIREMENT FLAT
- GROUND FLOOR
- TWO BEDROOMS
- MODERN THROUGHOUT
- EN-SUITE

Tenure: Leasehold EPC Rating: C

# £360,000



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
BOS111532 - 0002

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fox & sons



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