

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.

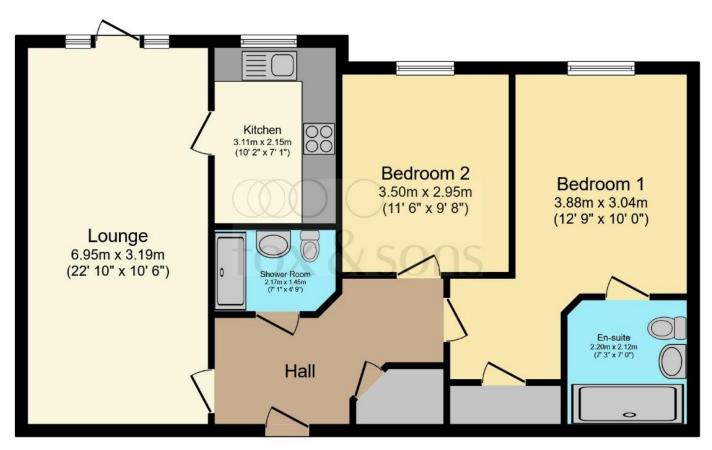
Shower Room

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





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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

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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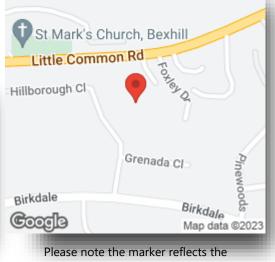


BexhillonSea@fox-and-sons.co.uk

1 Devonshire Square, BEXHILL-ON-SEA, East Sussex, TN40 1AB



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Please note the marker reflects the postcode not the actual property