



OAKFIELD



HILLBOROUGH HOUSE

Little Common Road, Bexhill, TN39 4FH

Asking Price £215,000



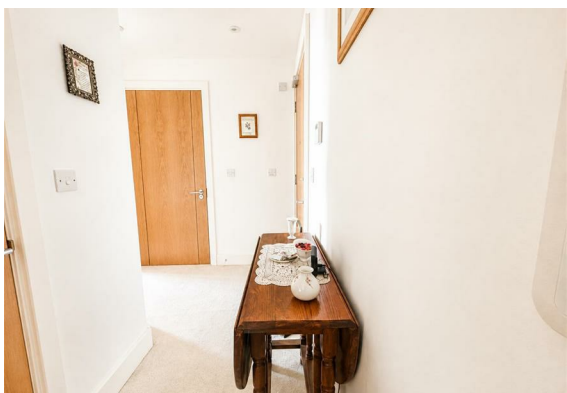
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This beautifully presented one-bedroom first-floor retirement apartment is situated within a purpose-built McCarthy & Stone development for the over 60s, ideally positioned within walking distance of Little Common Village and its excellent range of shops and amenities.

The property is also conveniently located for local transport links to Bexhill, Hastings and Eastbourne, with Cooden Beach and local recreational facilities close by. The spacious accommodation is finished to a high standard and comprises a welcoming entrance hall with entry phone system, a generous living/dining room with Juliet balcony enjoying stunning far-reaching views towards the South Downs, and a modern fitted kitchen with integrated appliances.

The spacious double bedroom benefits from a fully fitted walk-in wardrobe and attractive views, while the modern shower room features a large level-access shower and underfloor heating. Further benefits include underfloor heating throughout, double glazing, a 24-hour emergency call system and House Manager. Residents also have use of a beautifully appointed communal lounge, landscaped communal gardens, guest suite, lift service to all floors and mobility scooter store.

An allocated private parking space is available close to the main entrance, subject to an annual charge, with additional visitor parking. A superb retirement property offering spacious accommodation, excellent communal facilities and lovely views, with viewing highly recommended.





Lounge/Diner

22'10" x 10'6" (6.96m x 3.20m)

Kitchen

10'4" x 7'0" (3.15m x 2.13m)

Bedroom One

13'0" x 8'11" (3.96m x 2.72m)

Shower Room

Council Tax Band B - £2,100.74 Per Annum

Lease Information

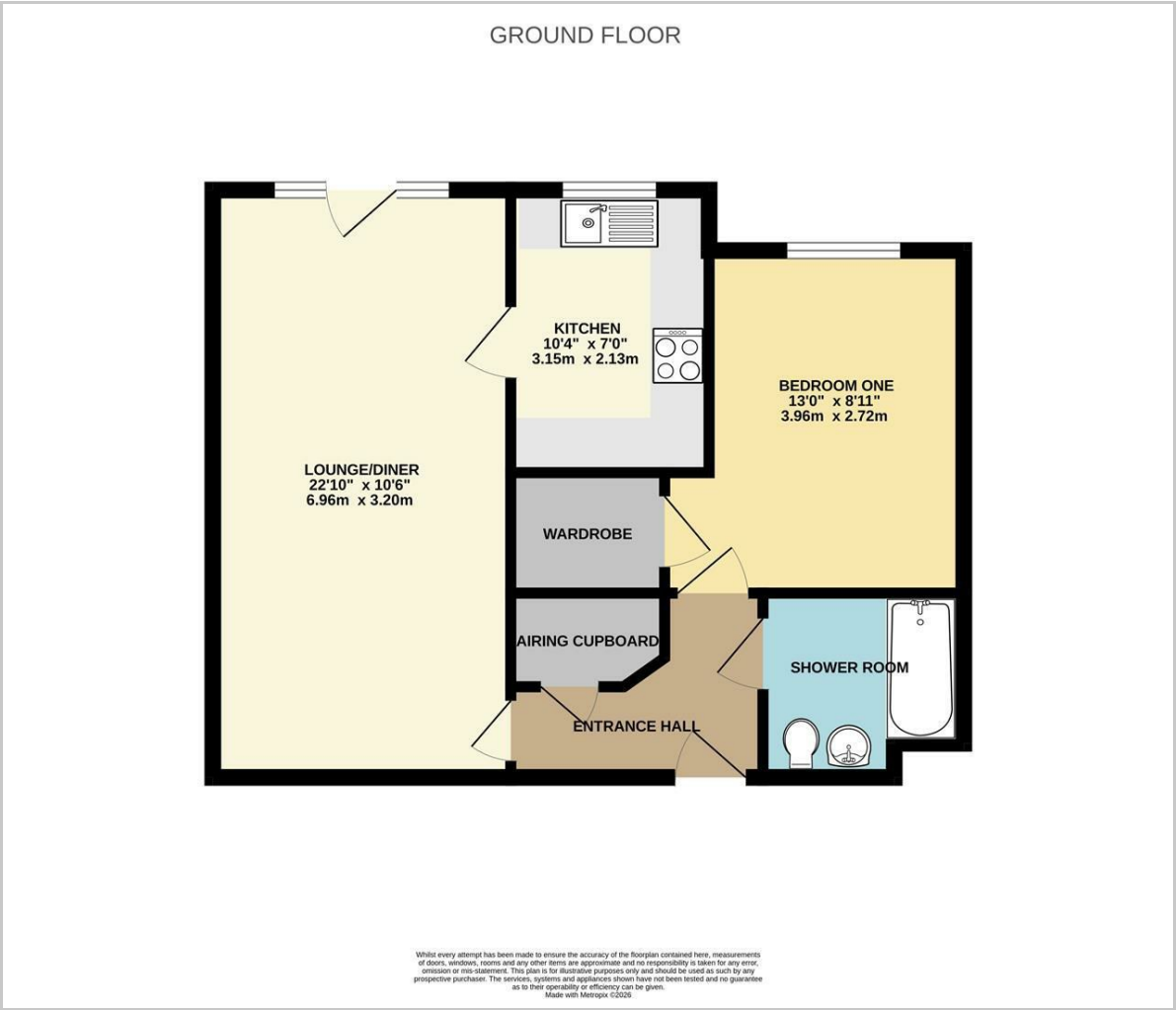
Lease: There is the remainder of a 999 year lease, which was granted on 1st January 2016.

We have been advised that the annual ground rent is £495.00 (ground rent review date Jan 2031)

Service charges are approximately £363.31 per month which includes the underfloor heating in the apartment, water rates, cost of buildings insurance, House Manager, 24 hour emergency call system, maintenance & heating of communal areas, exterior property maintenance, window cleaning & gardening. The heating is via a ground source heat pump.



Floor Plan

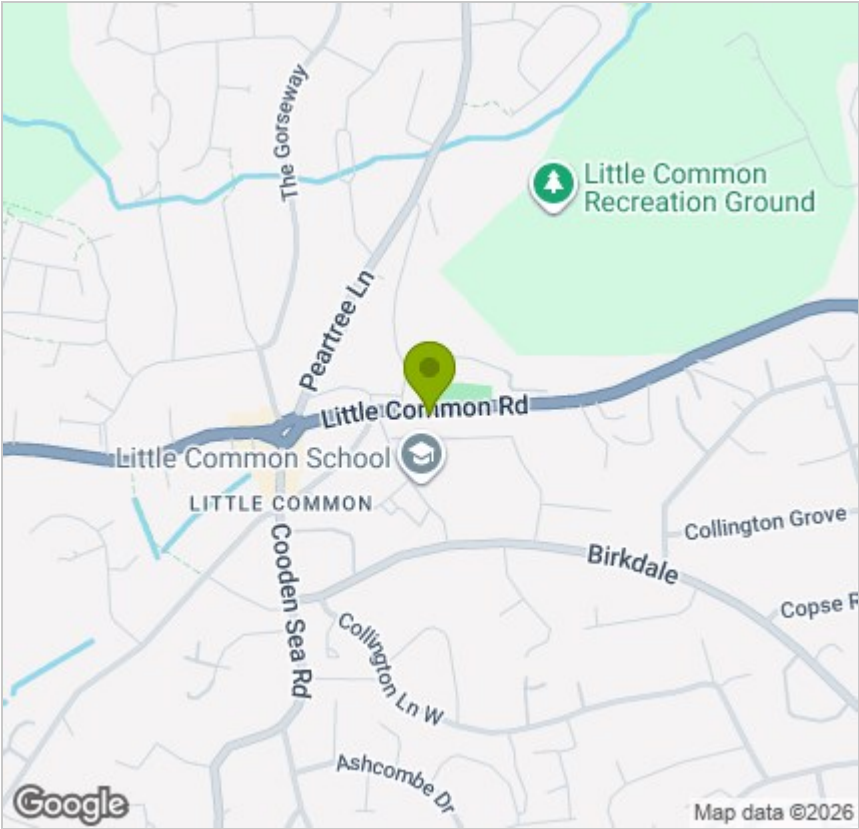


Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

