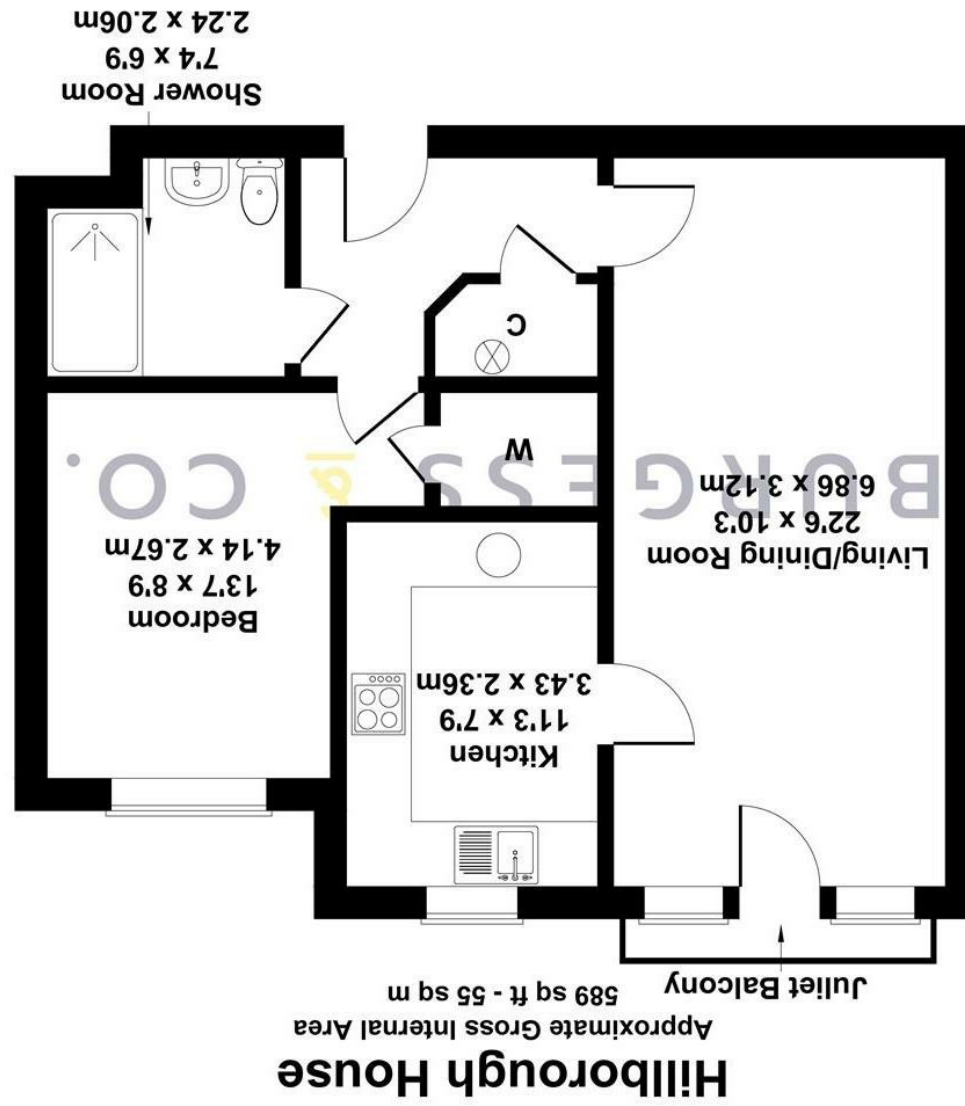




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BURGESS & CO.
01424 222255

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

Offers In Excess Of
£200,000 Leasehold



Burgess & Co are delighted to present this luxury one bedroom first floor retirement apartment for over 60's, situated within this individually designed purpose built block built by McCarthy & Stone. The property is ideally located within walking distance of Little Common Village with its array of amenities and good range of shops, local transport to Bexhill Town Centre, Hastings and Eastbourne, a short drive to Cooden Beach and within walking distance to Little Common Recreation Ground and Broad Oak Park. This first floor apartment offers an exceptional high standard throughout and the accommodation comprises living/dining room with Juliet balcony enjoying stunning far reaching views of the South Downs, a modern fitted kitchen with integrated appliances, double bedroom with fitted walk-in wardrobe and a modern fitted shower room. Further benefits include underfloor heating, double glazing, allocated private parking space, a 24 hour emergency call system and House Manager, club lounge for residents where a variety of activities are offered. There are also beautifully landscaped communal gardens, a guest suite, lift service to all floors, mobility scooter store and the remainder of an NHBC 10 year guarantee. Early viewing is highly recommended to appreciate all this CHAIN FREE property has to offer.

Communal Entrance Hall

With access to residents lounge, lift services to all floors and access to communal gardens.

Entrance Hall

With entry-phone system, underfloor heating, cupboard housing water tank & meters.

Living/Dining Room

22'6 x 10'3
With electric feature fireplace, BT & TV aerial points, underfloor heating, double glazed window & door to Juliet balcony. Lovely west facing views.

Kitchen

11'3 x 7'9
Comprising matching range of wall & base units, worksurfaces, inset sink, integrated Hotpoint hob with extractor hood over, integrated Hotpoint oven & microwave, integrated fridge & freezer, space for dishwasher, tiled floor, partly tiled walls & splashback, double glazed window to the rear with electric opening.

Bedroom

13'7 x 8'9
With underfloor heating, walk-in wardrobe, BT & TV aerial points. Another west facing room with fine views. Door to fully fitted walk-in wardrobe (5'0 x 5'7).

Shower Room

7'4 x 6'9
Comprising large walk-in level shower with screen, handrail & slip resistant tiles, vanity unit with inset wash hand basin & low level w.c, mirror, shaver point, emergency pull cord, tiled flooring with underfloor heating, partly tiled walls, heated towel rail, recessed spotlights.

Outside

The allocated private parking space (additional charge per annum to keep space) is very close to the main entrance and there is also visitors parking, landscaped communal gardens to the rear and mobility scooter store.

NB

There is the remainder of a 999 year Lease from 1st January 2016. We have been advised that the annual ground rent is £425 (ground rent review date Jan 2031) and the service charges are approximately £321 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. Council tax band: B

