

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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BURGESS & CO.
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18 Homehill House, Cranfield Road, Bexhill-On-Sea, TN40 1PZ

£64,950 Leasehold



****CASH BUYERS ONLY**** Burgess & Co are pleased to offer to the market this well presented one bedroom first floor purpose built retirement flat, ideally located within walking distance of bus services, mainline railway station and all the amenities in Bexhill Town Centre, as well as the seafront. The accommodation comprises an entrance hall, a 16'3 living room, a fitted kitchen, a double bedroom and a shower room/w.c. Further benefits include electric heating, double glazing and an entry phone system. Homehill House itself offers a number of additional facilities such as a communal residence lounge, laundry room, guest suite, 24 hour emergency pull cord system, on site manager and is set within well kept communal grounds. The property has the added benefit of residents parking requiring a yearly permit, subject to availability. To be sold chain free with vacant possession. Viewing is recommended.

Communal Entrance

With stairs and lift leading to all floors.

First Floor

With private front door to

Entrance Hall

With entry-phone system, emergency pull cord, large storage cupboard housing consumer unit, electric meter & cylinder.

Living Room

16'3 x 10'5
With electric heater, emergency pull cord, double glazed tilt & turn window. Archway to

Kitchen

7'5 x 5'5
Comprising matching range of wall & base units, worksurface, inset sink unit, tiled splashbacks, inset hob with extractor hood over, fitted oven,

space for washing machine, emergency pull cord.

Bedroom

11'5 x 8'9
With electric heater, emergency pull cord, fitted wardrobe, double glazed tilt & turn window.

Shower Room

6'9 x 5'4
Comprising shower cubicle with electric shower, vanity unit with inset wash hand basin & low level w.c, vanity mirror, extractor fan, heated towel radiator, tiled walls, emergency pull cord.

NB

There is the remainder of a 99 year Lease from 1 September 1982. We have been advised that the service charge is £1,406 half yearly and the ground rent is £449.25 half yearly. All residents

have to be 60 years old or over. Homehill House benefits from communal facilities including a guest suite, communal lounge with access to patio garden and laundry room. Council tax band: B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

