

RUSH
WITT &
WILSON



2 Greyhorses 112 Barnhorn Road, Bexhill-On-Sea, East Sussex TN39 4QQ
£219,500

A large two bedroom ground floor apartment situated in this sought after location of Little Common, Bexhill within close proximity to Little Common Village which offer a wide arrange of amenities. Offering bright and spacious accommodation throughout the property comprises two double bedrooms, large living room, modern fitted kitchen, separate w.c. modern shower room suite. Other internal benefits include gas central heating to radiators, double glazed windows and doors throughout and ample storage space. Externally the property boasts communal gardens, private patio and garage en-bloc. The property also comes with share of Freehold. Viewing comes highly recommended by Rush Witt & Wilson, Sole Agents.



Communal Entrance Hallway

With entry-phone system.

Private Entrance Hallway

Radiator, entry-phone system, two large storage cupboards.

Living Room

16'4" x 14'4" (5m x 4.38m)

With double glazed windows to the front elevation, double glazed glass panelled door with views and access onto the private front patio, radiator, service hatch through to the kitchen.

Kitchen

11'0" x 7'10" (3.37m x 2.39m)

Modern fitted kitchen with a range of matching wall and base level units with laminate straight edge worktop surfaces, sink and drainer and mixer tap, integrated oven and microwave, four ring induction hob with extractor canopy above, integrated washing machine, integrated dishwasher, integrated fridge and freezer, tiled splashbacks, double glazed windows to the front elevation.

Bedroom One

14'3" x 8'10" (4.35m x 2.7m)

Double glazed windows to the rear elevation, radiator, two sets of built-in wardrobe cupboards with hanging space and shelving.

Bedroom Two

13'8" x 10'5" (4.17m x 3.2m)

Double glazed windows to the front elevation, built-in wardrobe cupboards.

Separate WC

Suite comprising low level wc, floating wash hand basin with hot and cold tap, part tiled walls, obscure double glazed windows to the rear elevation.

Shower Room

Modern suite comprising vanity unit and wash hand basin with mixer tap, walk-in shower cubicle with wall mounted shower controls, chrome shower attachment, chrome shower head, chrome heated towel rail, tiled walls, obscure double glazed window to the rear elevation.

OUTSIDE

Communal Gardens

Wrap around communal gardens which are beautifully established and maintained with shrubs and plants of various kinds.

Private Patio

South facing patio perfect for alfresco dining and overlooking the stunning communal gardens.

Lease & Maintenance

We have been advised by the seller that the flat comes with Share Of Freehold and has 944 years remaining and the maintenance is £1,700 per annum and this includes the building insurance and garden maintenance.

Garage En-Bloc

Number 2

Agents Note

None of the services or appliances mentioned in these sale particulars have been tested.

It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.

Council Tax Band – C



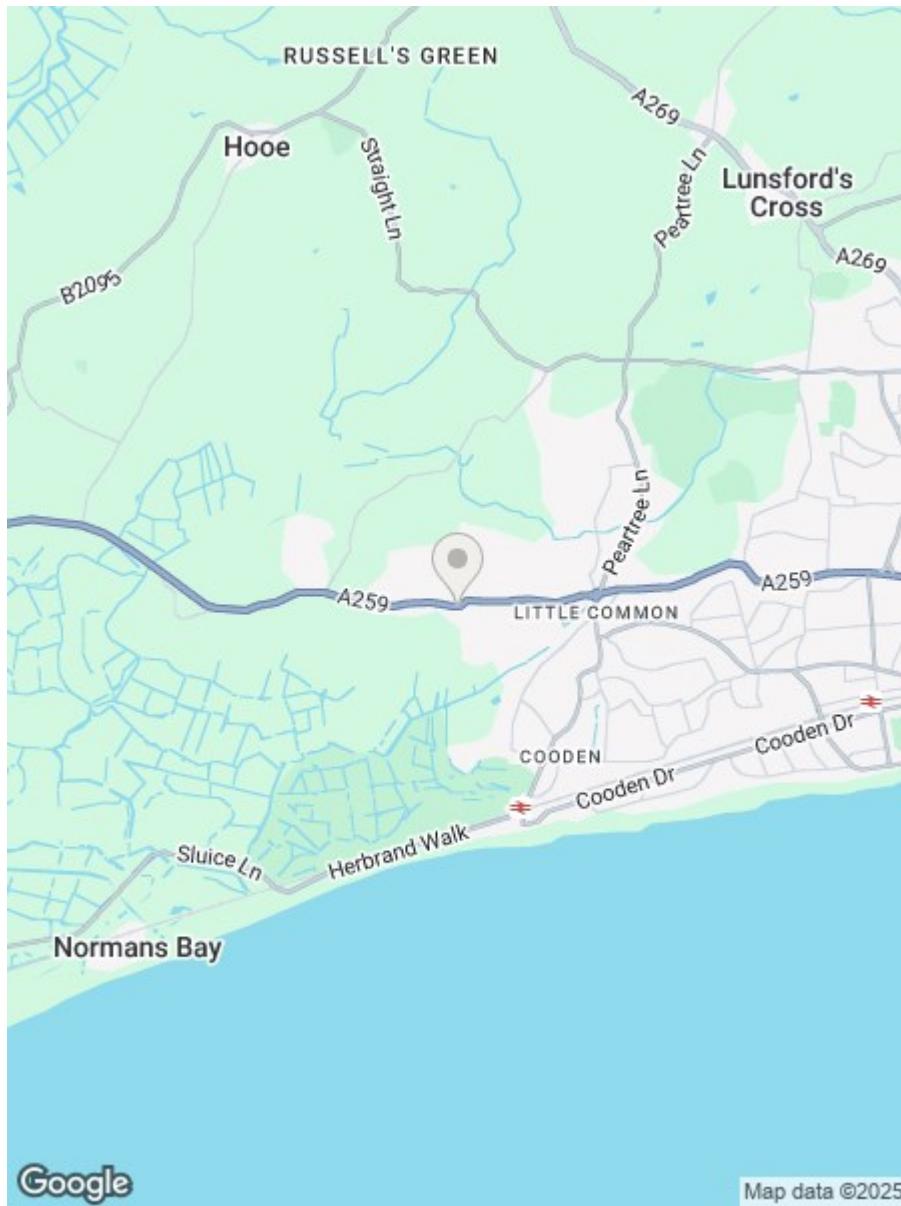
GROUND FLOOR
774 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA : 774 sq.ft. (72.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	