

**RUSH  
WITT &  
WILSON**



**27 Hillborough House Little Common Road, Bexhill-On-Sea, East Sussex TN39  
4FH**

**Offers In Excess Of £399,950**

**An opportunity to acquire large two bedroom retirement penthouse apartment for the over 55's, ideally located in this highly sought after retirement block in Little Common. Offering bright and spacious accommodation throughout, the property comprises a large lounge/diner, modern fitted kitchen with built in appliances, two double bedrooms, with the master bedroom benefiting from its own en-suite wet room and walk in wardrobe and a additional modern fitted wet room. Other internal benefits include under floor heating thermostatically controlled from individual rooms, double glazed windows and ample storage space throughout. Externally the property boasts beautifully maintained communal garden surrounding the property. To the front there is a carpark with parking spaces available. This Modern complex further benefits from an on-site manager, owners lounge and guest suite. Ideally located within easy walking distance of Little Common Village whilst still only being approximately 1.5 miles from Bexhill town centre with seafront, amenities and mainline rail station. Viewing comes highly recommended by RWW to appreciate this impressive penthouse apartment in this sought after retirement block. Council Tax Band D.**



### **Communal Entrance Hall**

Entry phone system, access to communal hallways and communal facilities, stair and lift access to all floors, flat is located on the second floor.

### **Communal Facilities**

The building benefits from a range of modern luxury facilities such as an on-site manager, owners lounge with kitchen proving social and entertaining space and a guest suite available to hire.

### **Private Entrance Hall**

Internal front door leading to the large hallway, comprising recessed ceiling spotlights, under floor heating, access to large storage/services cupboard.

### **Lounge/Diner**

23'5" x 12'7" (7.14 x 3.85)

Double glazed window to the front elevation, double glazed remote controlled Velux window to the side elevation, glass panelled door leading through to the kitchen, under floor heating.

### **Kitchen**

12'5" x 8'2" (3.81 x 2.50)

Double glazed window to the front elevation, under floor heating, modern fitted kitchen comprising base and wall level units with laminate straight edge worktop surfaces, integrated fridge/freezer, integrated electric oven, integrated microwave, electric hob with fitted stainless steel extractor hood above, integrated dishwasher, integrated washer/dryer, stainless steel single sink with drainer and mixer tap, recessed ceiling spotlights, tiled floor, part tiled walls.

### **Bedroom One**

18'3" x 12'4" (5.57 x 3.76)

Double glazed windows to the front elevation, double glazed Velux remote control window to the side elevation, under floor heating, door leading to en-suite wet room, door leading to large walk in wardrobe all fitted with hanging space and shelving.

### **En-Suite Wet Room**

Remote controlled double glazed Velux window to the side elevation, heated chrome towel rail, modern suite comprising low level wc with concealed cistern, vanity unit with wash hand basin and mixer tap and storage cupboard

beneath, large walk in shower area with wall mounted shower controls and shower attachment, tiled floor, part tiled walls, recessed ceiling spotlights, extractor fan, bathroom light with shaver point, under floor heating.

### **Bedroom Two**

23'4" x 12'4" (7.13 x 3.76)

Double glazed window to the front elevation, remote controlled double glazed Velux window to the side elevation, underfloor heating, access to loft space.

### **Wet Room**

Double glazed remote controlled Velux window to the rear elevation, white suite comprising low level wc, pedestal mounted wash hand basin with mixer tap, large walk in shower area with wall mounted shower controls and shower attachment, under floor heating tiled floor, tiled floor, part tiled walls, recessed ceiling spotlights, extractor fan, bathroom light with electric shaver point.

### **Storage/Services Cupboard**

8'8" x 5'1" (2.66 x 1.57)

Large storage cupboard providing ample storage space, also housing the modern pressurised hot water cylinder, modern electric consumer unit, electric meter, light and power.

### **Lease And Maintenance**

Parking space available at the cost of £250 annum. Ground Rent £247 paid every 6 months. Service Charge/Maintenance £376.07 per calendar month. Lease 992 years remaining.

### **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.

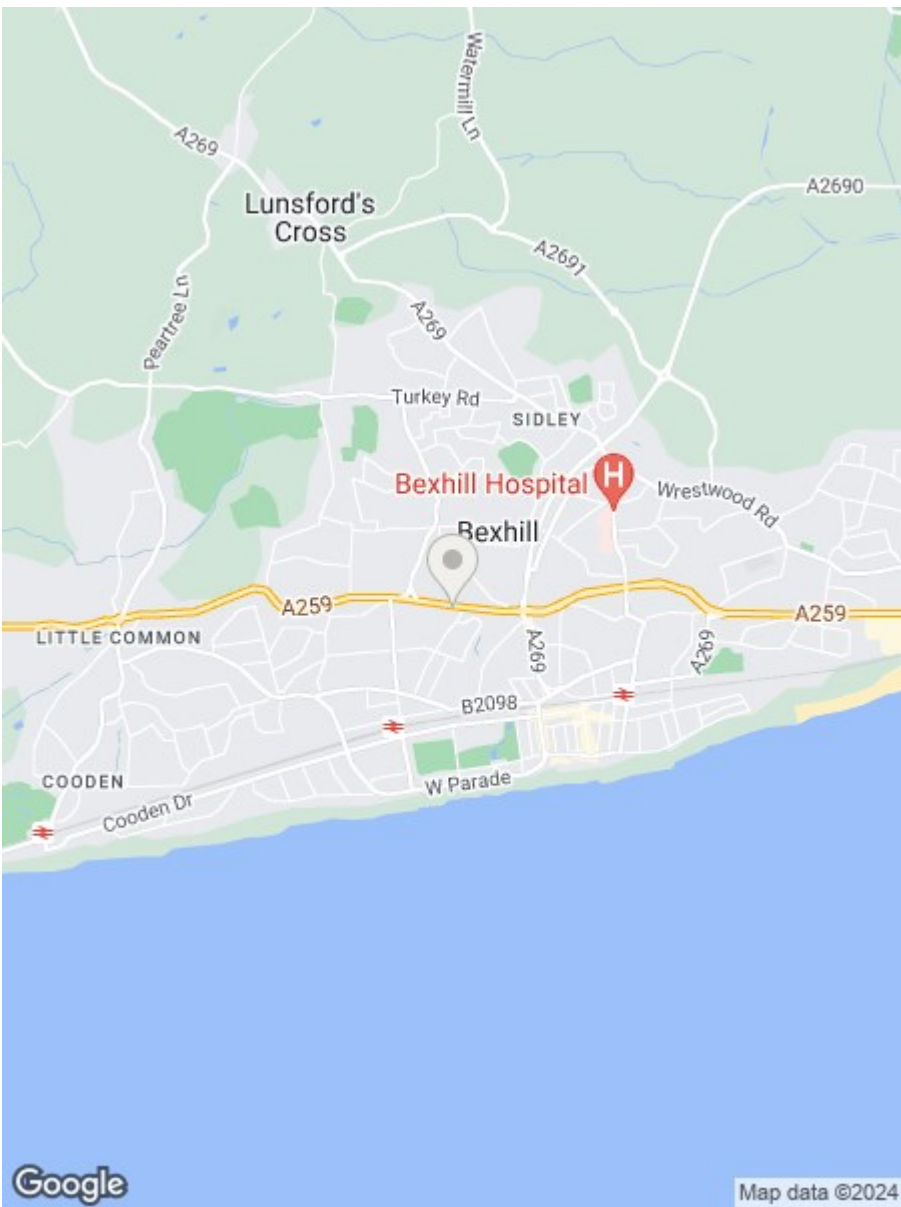


FLOOR  
1127 sq.ft. (104.7 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>81</b>	<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

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