

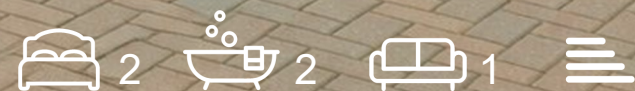
Abbott & Abbott

Estate Agents, Valuers and Lettings



Hillborough House Little Common Road, Bexhill-On-Sea, TN39

£325,000





£325,000

Hillborough House Little Common Road

Bexhill-On-Sea, TN39 4FH

- PURPOSE BUILT RETIREMENT APARTMENT
- TWO BEDROOMS / TWO SHOWER ROOMS
- PATIO AREA
- SOUGHT AFTER DEVELOPMENT
- NO CHAIN
- GROUND FLOOR
- X FT LIVING ROOM - SOUTH FACING
- SUPERBLY PRESENTED
- BUILT IN 2016
- DOUBLE GLAZING/UNDERFLOOR HEATING

Abbott and Abbott are offering for sale a two bedroom ground floor retirement apartment situated within a prestigious McCarthy and Stone development built in 2016. The flat is extremely well presented with good quality kitchen/shower room fittings, double glazing and underfloor heating.

There is a 21 ft Living room facing due South leading onto a private patio area and attractive communal gardens.

2 bedrooms/2 bathrooms and a well fitted kitchen.

The complex benefits from excellent communal facilities by way of a residents lounge/kitchen, guest suite and car park.

Viewing advised - no chain



ENTRANCE HALL

LIVING ROOM / DINING ROOM 21'3" x 11'5" (6.5 x 3.5)

KITCHEN 6'10" x 6'2" (2.1 x 1.9)

BEDROOM 1 18'8" x 10'5" (5.7 x 3.2)

EN SUITE SHOWER ROOM/DRESSING ROOM

BEDROOM 2 17'8" x 9'10" (5.4 x 3)

SHOWER ROOM

UTILITY ROOM

PATIO

COMMUNAL GARDENS

RESIDENTS CAR PARK

COMMUNAL LOUNGE/KITCHEN

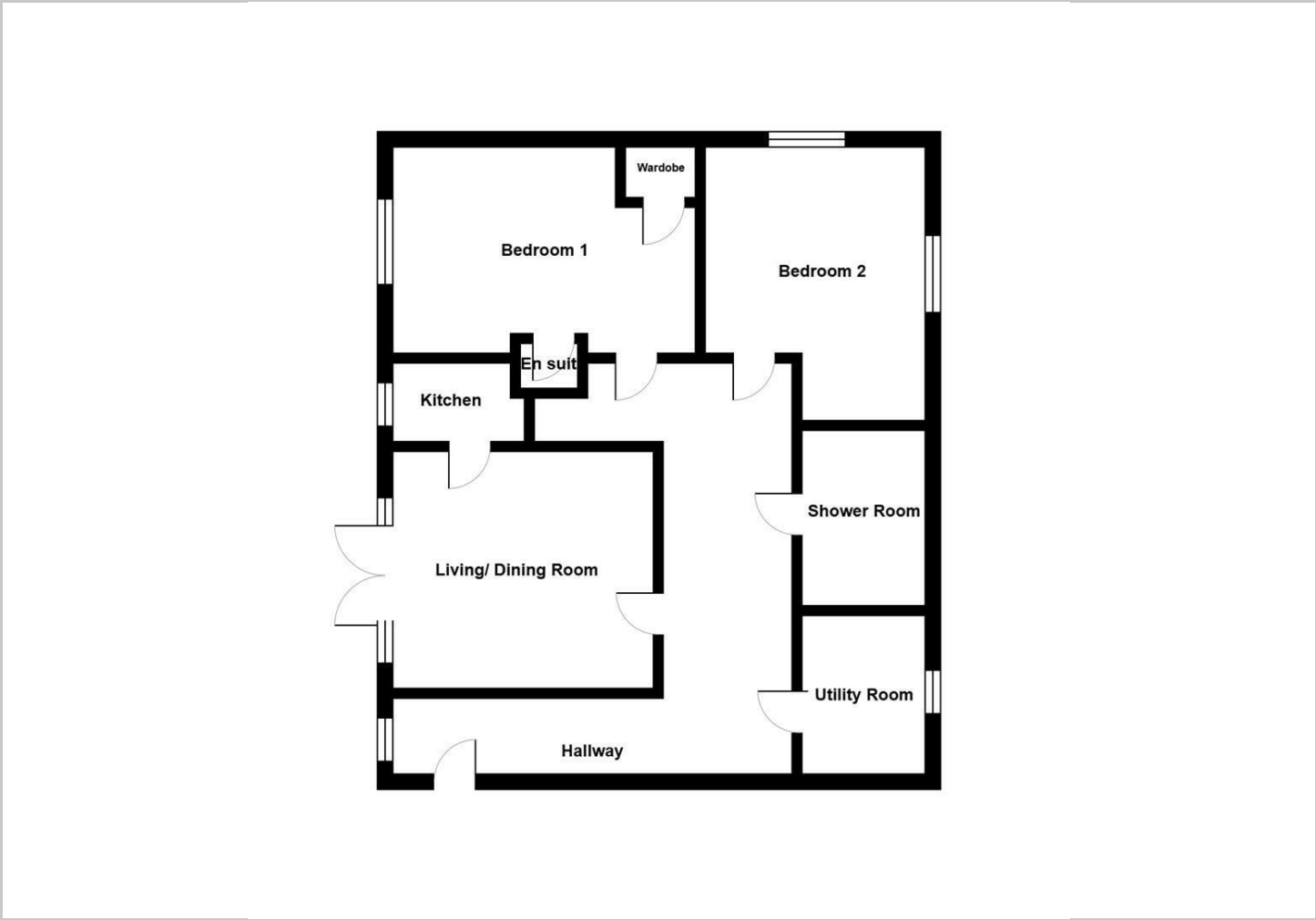
GUEST SUITE







Floor Plans



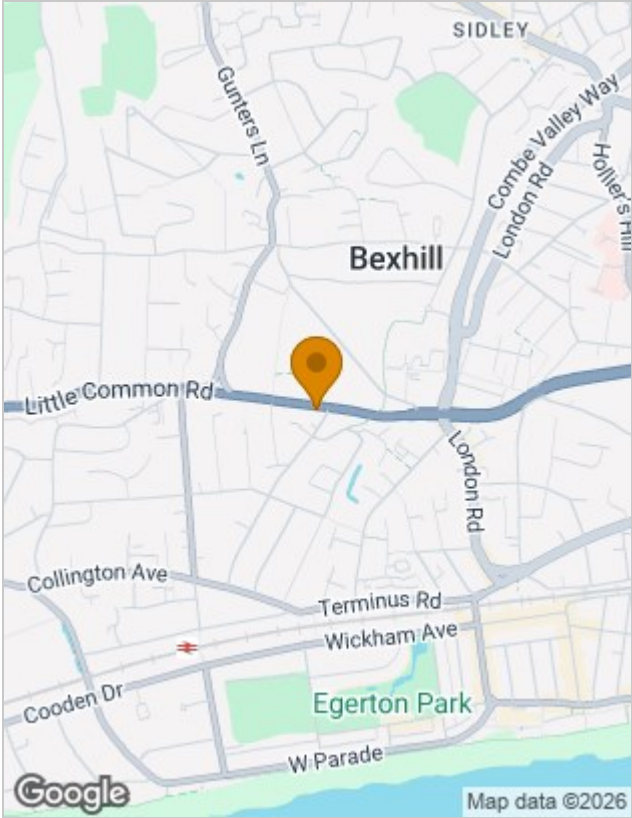
Viewing

Please contact our Sales Office on 01424 212233 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Tel: 01424 212233 Email: sales@abbottandabbott.co.uk

Location Map



Energy Performance Graph

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