Abbott & Abbott

Estate Agents, Valuers and Lettings



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

£295,000

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SARATOGA

Hillborough House Little Common Road

Bexhill-On-Sea, TN39 4FH

£295,000



- Bright & well presented first floor retirement flat in superior development
- 23'4 lounge with juliet balcony
- Further separate wet room
- Excellent communal facilities and gardens
- No onward chain
- Two bedrooms - with en suite wet room and walk-in wardrobe to main bedroom
- Kitchen with integrated appliances
- Underfloor heating and uPVC double glazing
- Within a few hundred yards of Little Common shops and on a bus route

Abbott and Abbott Estate Agents offer for sale, with no onward chain, a bright and well presented first floor retirement apartment, served by lift, situated in a superb development within easy reach of Little Common shops and services. Built in 2016 by national builders, McCarthy Stone, and specifically for the over-60's, the property offers easily maintained accommodation including two bedrooms - with a good size, en suite wet room and walk-in wardrobe to the main bedroom, a 23' lounge with Juliet balcony, an attractive kitchen with integrated appliances, and a further separate wet room. Underfloor heating is installed and there are uPVC double glazed windows and exterior doors. The block is set in lovely, private landscaped gardens and provides excellent communal facilities including a house manager - backed by a 24 hour alarm call system, a residents lounge, guest suite and mobility scooter store.

Situated on a bus route and directly opposite the open spaces of Broad Oak Park, the block is just a few hundred yards from Little Common shops and services. Cooden Beach railway station, golf course and seafront are just over a mile distant.





Spacious Communal Entrance Hall

L-Shaped Entrance Hall

Lounge 23'4 max x 11'3 max (7.11m max x 3.43m max)

Kitchen 8'3 x 7'8 (2.51m x 2.34m)

Bedroom One 17' x 9'6 (5.18m x 2.90m)

Good Size En Suite Wet Room

Bedroom Two 15'3 x 9'7 (4.65m x 2.92m)

Wet Room

Communal Facilities

Lease: 999 years from January 2016

Maintenance: To be advised

Council Tax Band: C (Rother District Council)

EPC Rating: C











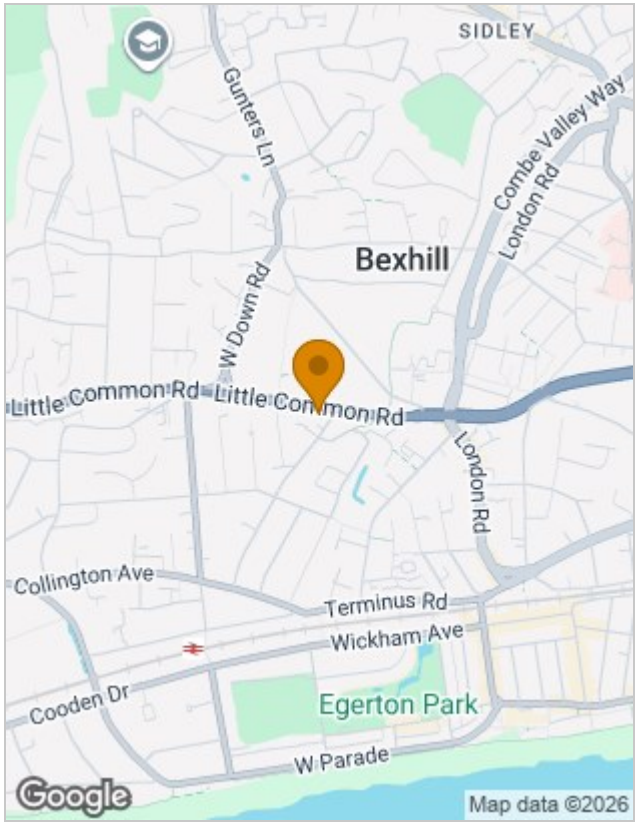




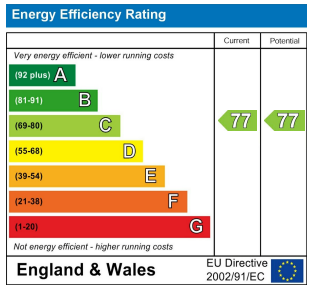


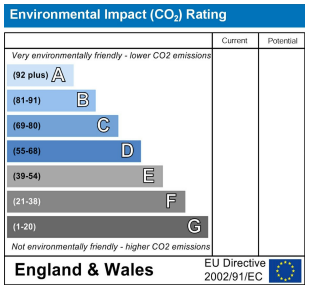
Floor Plans

Location Map



Energy Performance Graph





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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