



17 Anderida Court Mansell Close,
Bexhill-on-Sea, East Sussex TN39
4XD



PROPERTY DESCRIPTION

CHAIN FREE. A very well presented two bedroom first floor apartment situated in this sought after cul-de-sac just outside Little Common Village meaning you are within easy reach of local amenities, doctors surgery and primary school. The accommodation comprises; communal entrance with stairs rising to the first floor (there is access from the rear with four steps and leads to the lounge door), entrance hall with various storage cupboards, lounge with door leading to the courtyard, separate dining room, fitted kitchen, two bedrooms and a modern shower room. Outside there are attractive communal gardens and a good size garage. EPC - D.

FEATURES

- Two Bedroom First Floor Apartment (Access To The Rear With Four Steps)
- Very Well Presented
- Sought After Cul-De-Sac Just Outside Little Common Village
- Lounge With Access To Private Courtyard
- Separate Dining Room With Views Over The Communal Gardens
- Walking Distance To Various Amenities, Primary School & Doctors Surgery
- Garage With Power, Lighting And Measuring 15'7 Deep x 12'3 Width
- Modern Shower Room
- No Onward Chain
- Council Tax Band - C





ROOM DESCRIPTIONS

Communal Entrance

Accessed via communal front door, stairs rising to the first floor, please note there is access with four steps via the rear if needed, cupboard housing fuse box and electric meter.

Entrance Hall

Accessed via private front door, two large double storage cupboards, further cupboard with shelving, wall mounted electric heater.

Lounge

14' 2" x 11' 9" (4.32m x 3.58m) Double glazed windows and sliding doors leading to the private patio area and with lovely outlook over the communal gardens, ceiling coving, wall mounted electric heater.

Dining Room

12' 1" x 7' 11" (3.68m x 2.41m) Two double glazed windows overlooking the communal gardens, ceiling coving, wall mounted electric heater.

Kitchen

12' 2" x 8' 1" (3.71m x 2.46m) Double glazed window to the side, fitted kitchen comprising; a range of working surfaces with inset one and half bowl sink and drainer unit with mixer tap, inset four ring electric hob with extractor fan over, a range of matching wall and base cupboards with fitted drawers, built-in eye level double oven and grill, space for tall fridge/freezer and washing machine.

Bedroom One

10' 4" x 10' 2" (3.15m x 3.10m) Double glazed window to the front, ceiling coving, wall mounted electric heater, built-in wardrobes with sliding mirrored doors.

Bedroom Two

9' 5" x 7' 1" (2.87m x 2.16m) Double glazed window to the front, built-in cupboard.

Shower Room

Double glazed frosted glass window to the side, a modern fitted three piece suite comprising; low level WC with concealed cistern, wash hand basin with cupboards under and mixer tap, aqua-boarded shower cubicle with shower over.

Outside

The property benefits from having a private courtyard which leads onto the very well kept communal gardens.

Garage

15' 7" x 12' 3" (4.75m x 3.73m) Accessed via metal up and over door, power, lighting.

NB

We have been advised of the following;

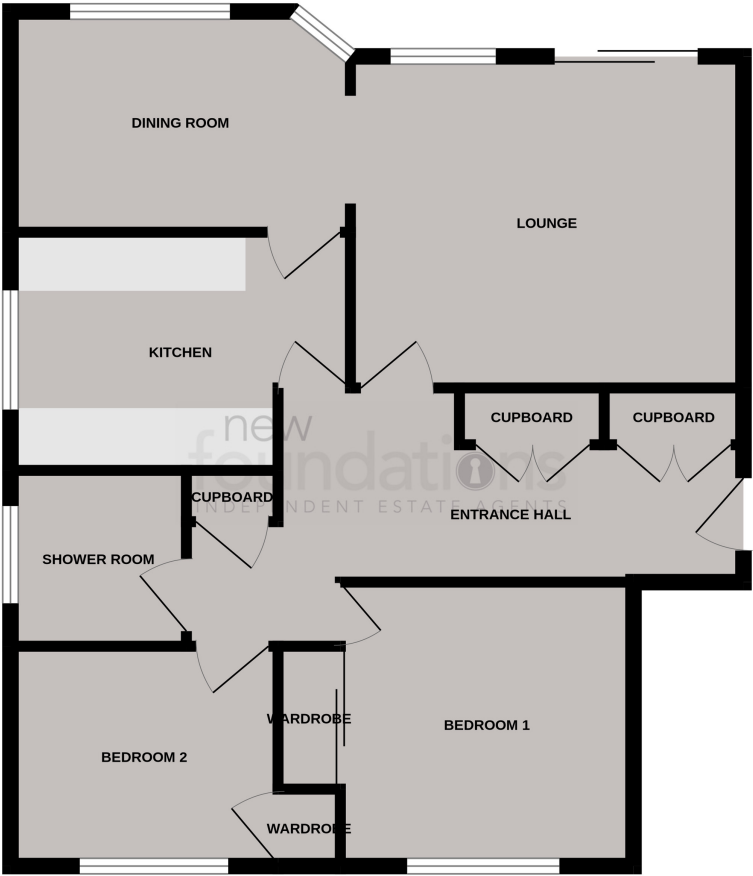
999 year lease from 1987

Service charge - £650 per 6 months

Ground rent - £60 per annum.

FLOORPLAN

GROUND FLOOR



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+) A		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

