



**BEXHILL**  **ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£225,000

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

2 Bedroom

1 Bathroom

1 Reception



## AT A GLANCE...

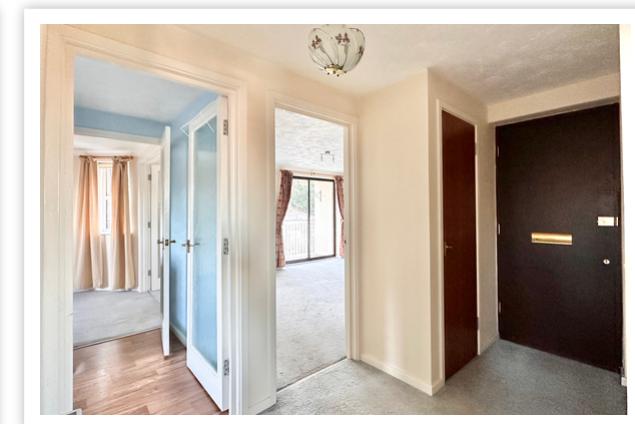
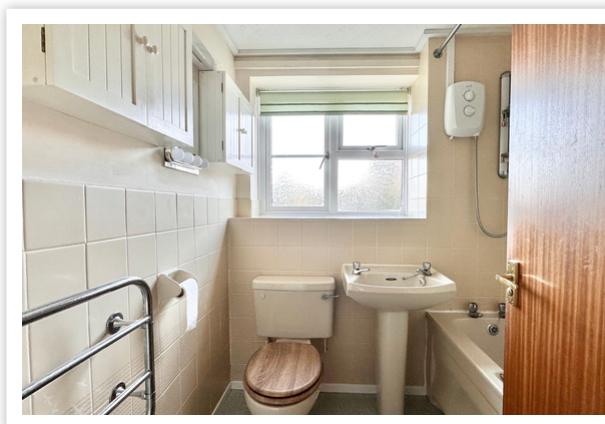
Offered for sale with no onward chain and benefiting from a share of freehold and allocated parking, this attractive first-floor apartment is ideally located within easy walking distance of Little Common Village and its range of day-to-day amenities.

The property forms part of a well-maintained purpose-built development, accessed via a neatly kept communal entrance hall with stairs leading to the apartment. The spacious living room enjoys pleasant views over the communal gardens and provides direct access to a private, south-facing balcony, ideal for alfresco dining. An opening from the living room leads into a separate dual aspect dining area, which in turn flows into the modern fitted kitchen. The kitchen is well-appointed with matching wall and base units, along with space and plumbing for appliances.

The apartment offers two well-proportioned bedrooms, both featuring built-in wardrobe or storage space, and there is a fitted bathroom. Early viewing is highly recommended to fully appreciate the location, layout, and features this property has to offer.

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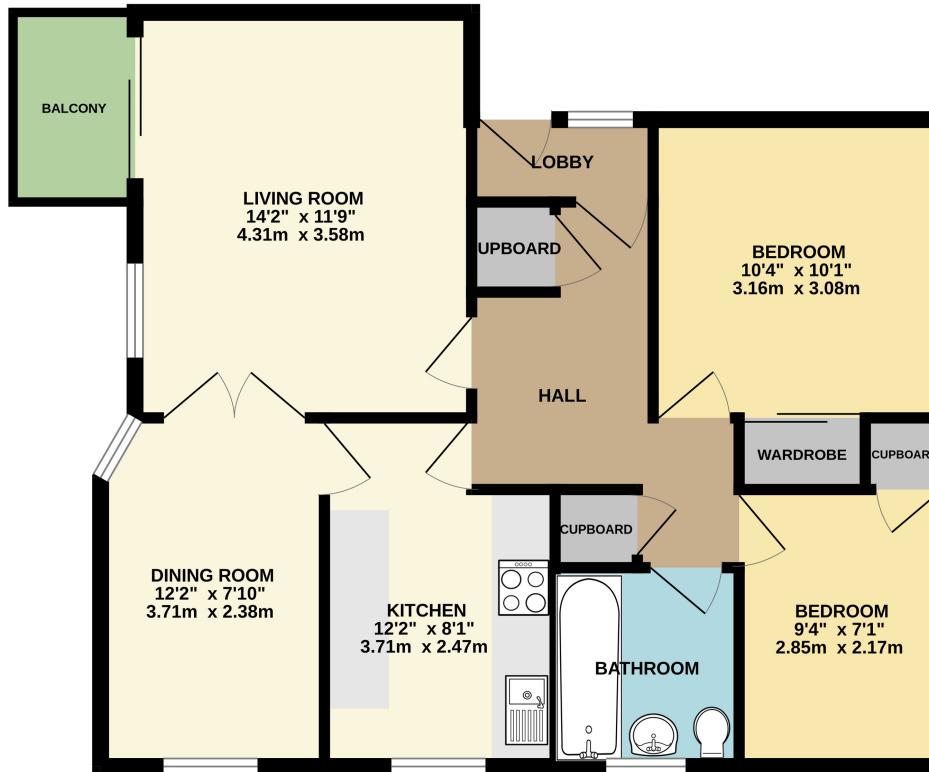
2 Bedroom 1 Bathroom 1 Reception



### Key Features:

- First Floor Apartment
- Share Of Freehold
- No Onward Chain
- Allocated Parking Space
- Two Bedrooms
- South Facing Balcony

GROUND FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 697 sq.ft. (64.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floor plan, dimensions 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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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only and approved details should be requested from the agents.



#### Lease & Maintenance Information

Tenure - Share of freehold

Lease term - 999 years from 29/09/1986

Service charge - Approx £830.09 every 6 months

Ground rent/Reserve Fund - £60 per annum.

#### Location

Located in a quite cul-de-sac location in Little Common village surrounded by beautifully kept communal gardens. You will find bus routes near by as well as Cooden train station just 0.9 miles away. In Little Common village you will find a range of independently owned shops, as well as a Doctors surgery, a Dentist and a Tesco Express.

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