



  
**BEXHILL ESTATES**  
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

**£230,000** 14 Anderida Court, Mansell Close TN39 4XD  
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



## AT A GLANCE...

With no onward chain and an en-bloc garage, this hall floor apartment is located within walking distance of Little Common Village amenities.

The apartment forms part of a purpose-built building that is well maintained. Accommodations include a well-kept communal entrance hall that leads up six steps to the apartment. The living room offers views over the communal gardens and access to a private south-facing patio area. There is an opening from the living room into the separate dining room that leads into the modern fitted kitchen. There are matching wall and base units in the kitchen, as well as space and plumbing for appliances.

There are two bedrooms within the apartment both have wardrobe / storage space and there is a modern fitted shower room.

To appreciate all the property has to offer, an early viewing is highly recommended!



### Key Features:

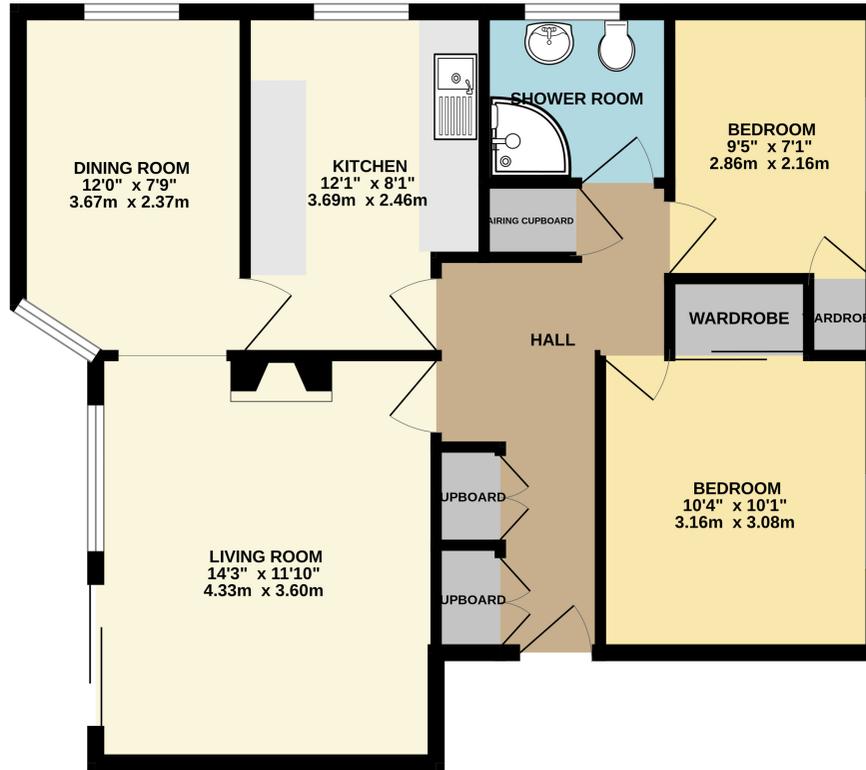
- Hall floor apartment
- Modern Kitchen & Shower Room
- South-Facing Patio Area
- No Onward Chain
- Two Bedrooms With Built In Wardrobes
- Two Reception Rooms
- Garage En-Bloc

14 Anderida Court, Mansell Close, Bexhill  
On Sea, East Sussex, TN39 4XD

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GROUND FLOOR  
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 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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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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	53	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### Lease & Maintenance Information

Tenure - Leasehold  
 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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