



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

£235,000 Mansell Close, Bexhill On Sea, East Sussex TN39 4XD
🛏️ 2 Bedroom 🚿 1 Bathroom 🛋️ 2 Reception



AT A GLANCE...

An immaculate purpose built apartment well positioned in the popular village of Little Common. The property boasts a south-facing balcony, a long lease term and no onward chain with accommodation which includes; A well-kept communal entrance hall with stairs to the second floor. The spacious lounge has a double sliding door to the balcony and an opening into the separate dual-aspect dining room. The modern fitted kitchen features a range of matching wall units and base units with an integrated oven, hob and space for additional appliances. The apartment has two bedrooms with built-in wardrobes and a modern fitted shower room. Furthermore, the property is fully double glazed, has electric heaters and comes with a sheltered allocated parking space. To appreciate the properties condition and location in full, your earliest viewing comes highly recommended!



Key Features:

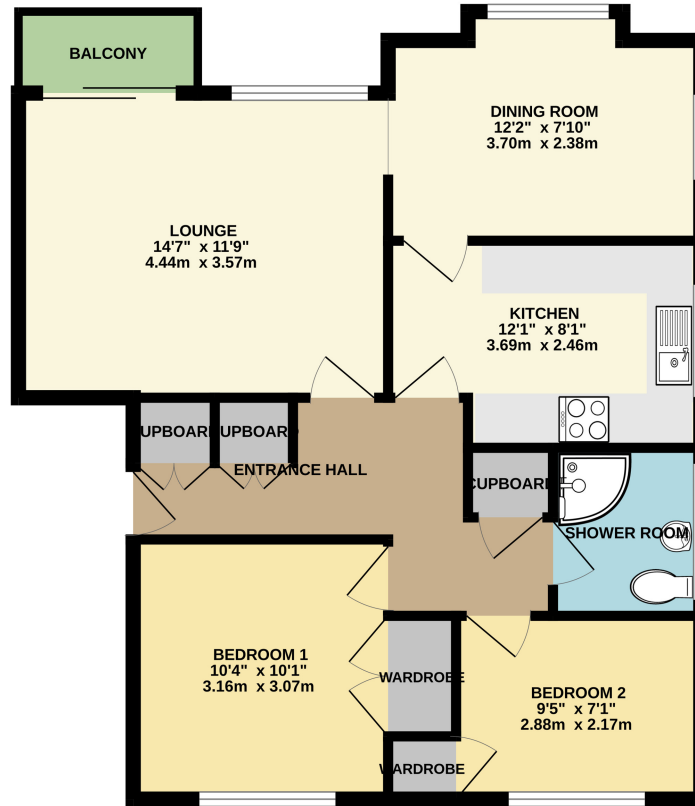
- Purpose Built Apartment
- Allocated Parking Space
- No Onward Chain
- Little Common Village Location
- Two Bedrooms With Built In Wardrobes
- Immaculate Condition Throughout

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SECOND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 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+)	A		
(81-91)	B		
(69-80)	C	70	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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 - £650 every 5 months
 Ground rent - £80 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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