



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

Tel : 01424 233330

£209,950

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

2 Bedroom

1 Bathroom

2 Reception



## AT A GLANCE...

Offered for sale with no onward chain, this well-presented first-floor apartment benefits from a share of the freehold and allocated car port parking, and is ideally positioned within easy walking distance of Little Common Village and its range of everyday amenities.

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

Additionally, there are two well-proportioned bedrooms, both benefitting from built-in wardrobe or storage space, along with a fitted bathroom. Early viewing is highly recommended to fully appreciate the excellent location, generous layout, and overall appeal of this attractive apartment.

### 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.

### Lease & Maintenance Information

Tenure - Share of freehold

Lease term - 999 years from 29/09/1986

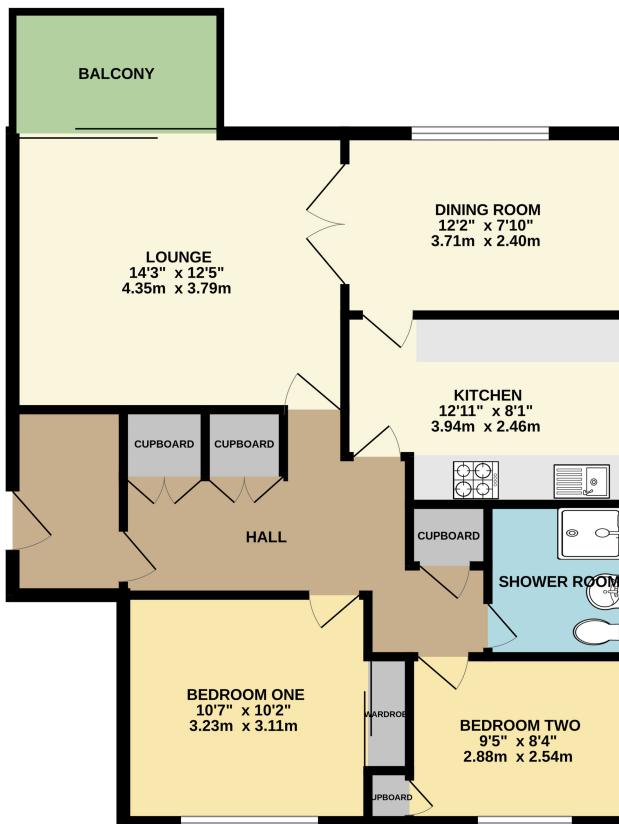
Service charge - Approx £830.09 every 6 months

Ground rent/Reserve Fund - £60 per annum.

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GROUND FLOOR  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 sq.m.) approx.  
We have attempted to ensure the accuracy of the floorplan detailed here, measurements of doors, windows, rooms, and any other features are approximate and we accept no responsibility for any 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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