



Flat 5 Mansell Close, Bexhill-on-Sea, East Sussex, TN39 4XB

A Two Bed Ground Floor Apartment With Patio Area Sold With No Chain £200,000 - Leasehold



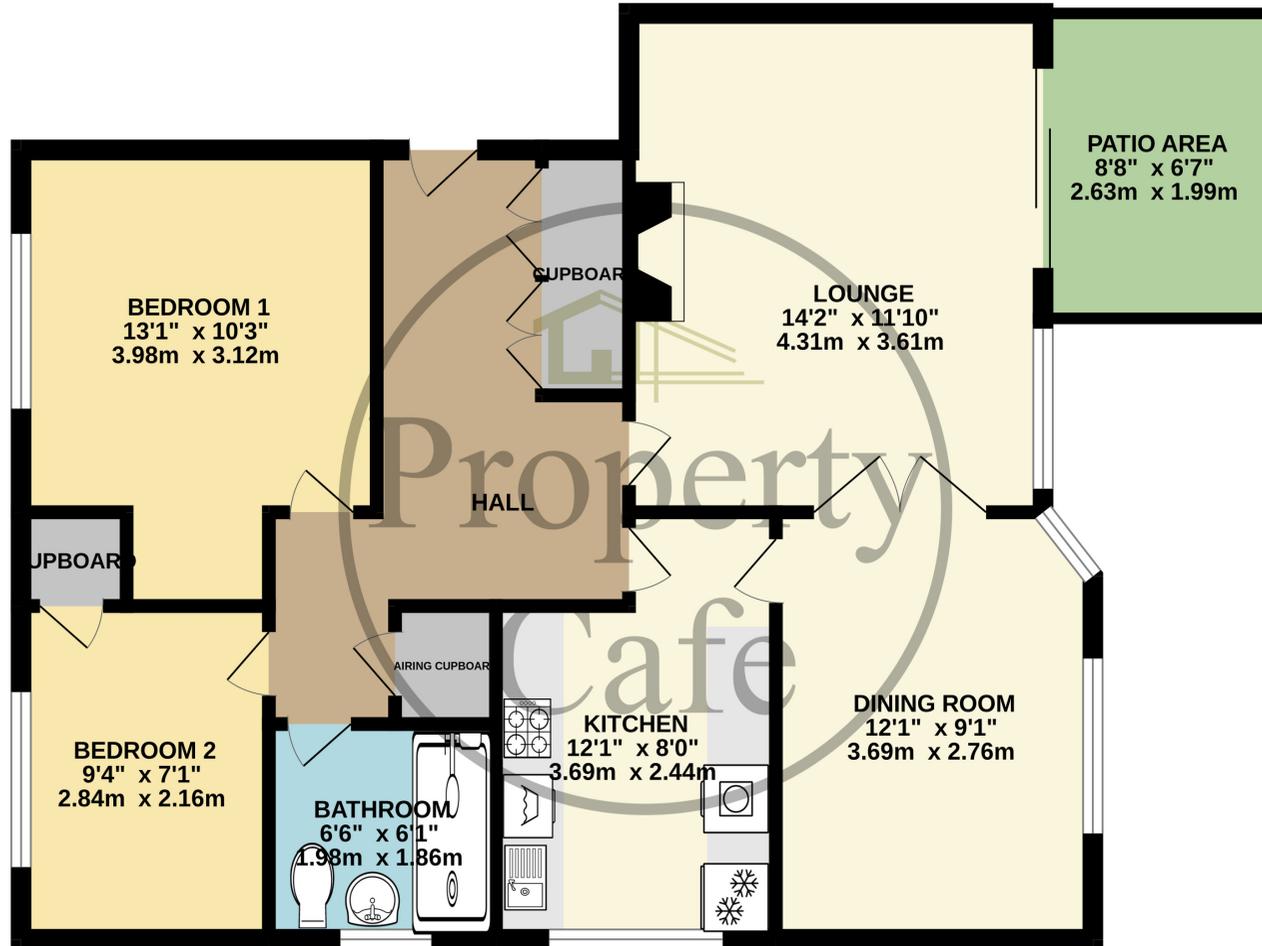


Property Café are delighted to present to the market this spacious two bedroom, two reception room, ground floor purpose built apartment with private patio & allocated parking. Accommodation and benefits include; A secure communal entrance door with entry phone system leading into a well presented inner hallway and access to the apartments front door. The flats inner entrance hall offers ample storage space with various cloak cupboards and an airing cupboard with doors leading through to; A spacious lounge with sliding patio doors onto an area of private patio; Separate dining room with ample space for a dining table; Fitted kitchen offering ample cupboard & worktop space in addition to an integrated oven & hob as well as space for freestanding white goods; Two well proportioned double bedrooms and a shower room comprising of a walk-in shower cubicle, wash basin & WC. Externally there are manicured communal gardens in addition to the private patio and an allocated parking space under a car port. The development is situated close to Little common village within reach of excellent amenities, close to the doctor surgery, transport links and an excellent array of shops. Sold with no onward chain, we recommend you view at your earliest convenience.

Leasehold - 900 + Years \* Service Charge - TBC \* Ground Rent - TBC



**GROUND FLOOR**  
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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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**Bedrooms:** 2  
**Receptions:** 2  
**Council Tax:** Band C  
**Council Tax:** Rate 2268.73  
**Parking Types:** Allocated. Covered.  
**Heating Sources:** Electric.  
**Electricity Supply:** Mains Supply.  
**EPC Rating:** D (62)  
**Water Supply:** Mains Supply.  
**Sewerage:** Mains Supply.  
**Broadband Connection Types:** FTTC.  
**Accessibility Types:** Level access.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	77
(55-68)	<b>D</b>	62
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



At The Property Cafe we believe it important to give clear and straight forward advice to both buyers and sellers alike and whilst we believe the internet is truly amazing we also believe there is still no substitute for meeting you in person. With this in mind we have developed a unique lounge style environment which allows you the time to discuss your requirements with us and enjoy your property search in comfort. Our trained consultants will be on hand to assist you with any questions you may have. We very much believe in giving accurate viewing feedback to our clients after each viewing so would ask you to call us with your feedback as soon as convenient.





The property is situated within the popular and sought after Little Common area of Bexhill; Walking distance to the village offering an array of local attractions and amenities. A short distance to Bexhill town centre which offers an excellent range of independent shops and amenities serving the local residents, the superb De La Warr Pavilion regularly featuring bands, shows and international artists. You will find all the general facilities that you may need on a daily basis, most are independently owned and have been in existence for many years, an excellent Doctors surgery & dentist, vibrant local pubs and restaurants, a main pharmacy & main post office. There are regular bus services close by with services to Eastbourne and Hastings and Bexhill mainline train station with direct services to Gatwick, Brighton, Ashford International & Central London.

- Two Bedroom Ground Floor Apartment For Sale
- Private Area Of Patio & Manicured Communal Lawns
- Spacious Lounge & Separate Dining Room
  - Two Well Proportioned Bedrooms
  - Allocated Parking Within A Car Port
- Long Lease 900 + Years
- Secure Communal Area With Entry Phone System
- Sought After Purpose Built Development Within Little Common
  - Sold With No Onward Chain
  - Viewing Highly Recommended