



BEXHILL  **ESTATES**
INDEPENDENT ESTATE AGENTS

Tel : 01424 233330

Flat 7 Anderida Court, Mansell Close, Bexhill-on-Sea
£229,950 TN39 4XD
2 Bedroom 1 Bathroom 2 Reception



AT A GLANCE...

Bexhill Estates are delighted to offer for sale this two bedroom apartment situated within walking distance of Little Common Village. The apartment is located in this well maintained purpose built block, with accommodation in brief comprising; Main entrance up 6 steps leading to private enclosed lobby area opening into the entrance hall, lounge with views over the communal gardens and access to a private south facing patio area via a sliding door, door to dining room, with access into the fitted kitchen which offers space for a fridge freezer, slimline dishwasher, washing machine and cook. The two bedrooms both have wardrobe / storage space and there is a fitted shower room. Additional benefits newly installed electric heating (January 2023), double glazing, and an allocated sheltered parking space. To appreciate the property and its location in full, your earliest viewing comes highly recommended! For further information call us on (01424) 233330.



Key Features:

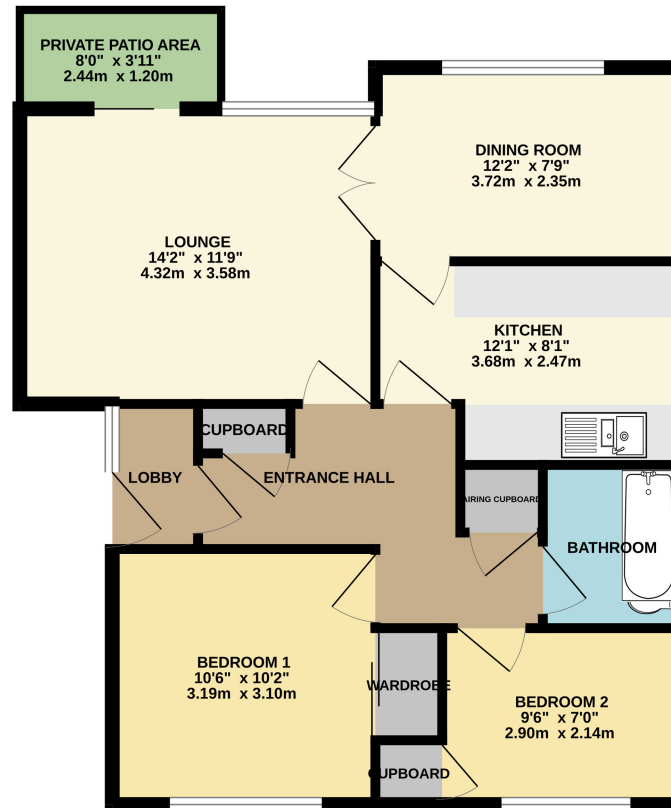
- Ground Floor Apartment
- Private Patio & Communal Gardens
- Share Of Freehold
- Two Reception Rooms
- Two Bedrooms

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GROUND FLOOR



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		
(55-68)	D	65	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LEASE & SERVICE CHARGES:-

TENURE - Share of freehold

LEASE TERM - 999 Years from 1984

MAINTENANCE CHARGE - £650 six monthly
(approximately)

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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