

**RUSH
WITT &
WILSON**



RUSH
WITT &

3 Mercia Court Larkhill, Bexhill on Sea, East Sussex TN40 1TY
Offers In Excess Of £160,000 Share of Freehold

About the property

A spacious and well-presented one-bedroom ground floor purpose-built apartment, set within a highly regarded Larkin-built development in a sought-after and convenient location.

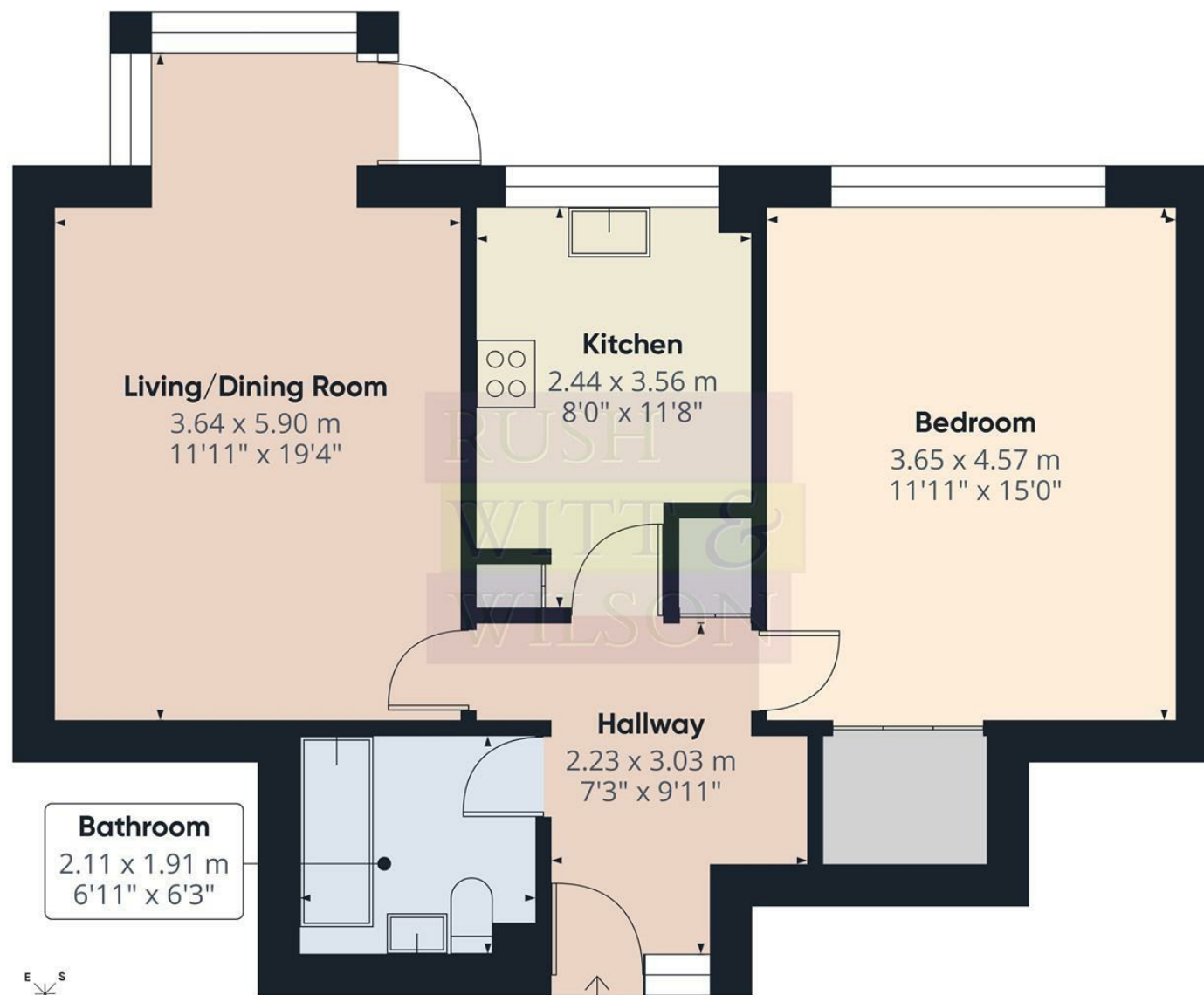
This attractive apartment features a generously sized double bedroom, a bright and spacious living/dining room with private door opening onto a south-facing patio, enjoying pleasant views across the beautifully maintained communal gardens. The property also benefits from a modern fitted kitchen, a well-appointed bathroom, and a welcoming entrance hall offering excellent built-in storage.

Further benefits include gas central heating, double glazing throughout, a secure communal entrance with entry phone system, lift access to all floors, well-maintained communal areas, and beautifully landscaped gardens.

The property is offered with a share of the freehold and includes a single garage en-bloc, together with visitor parking.

Early internal viewing is highly recommended through RWW Sole Agents.





Approximate total area⁽¹⁾

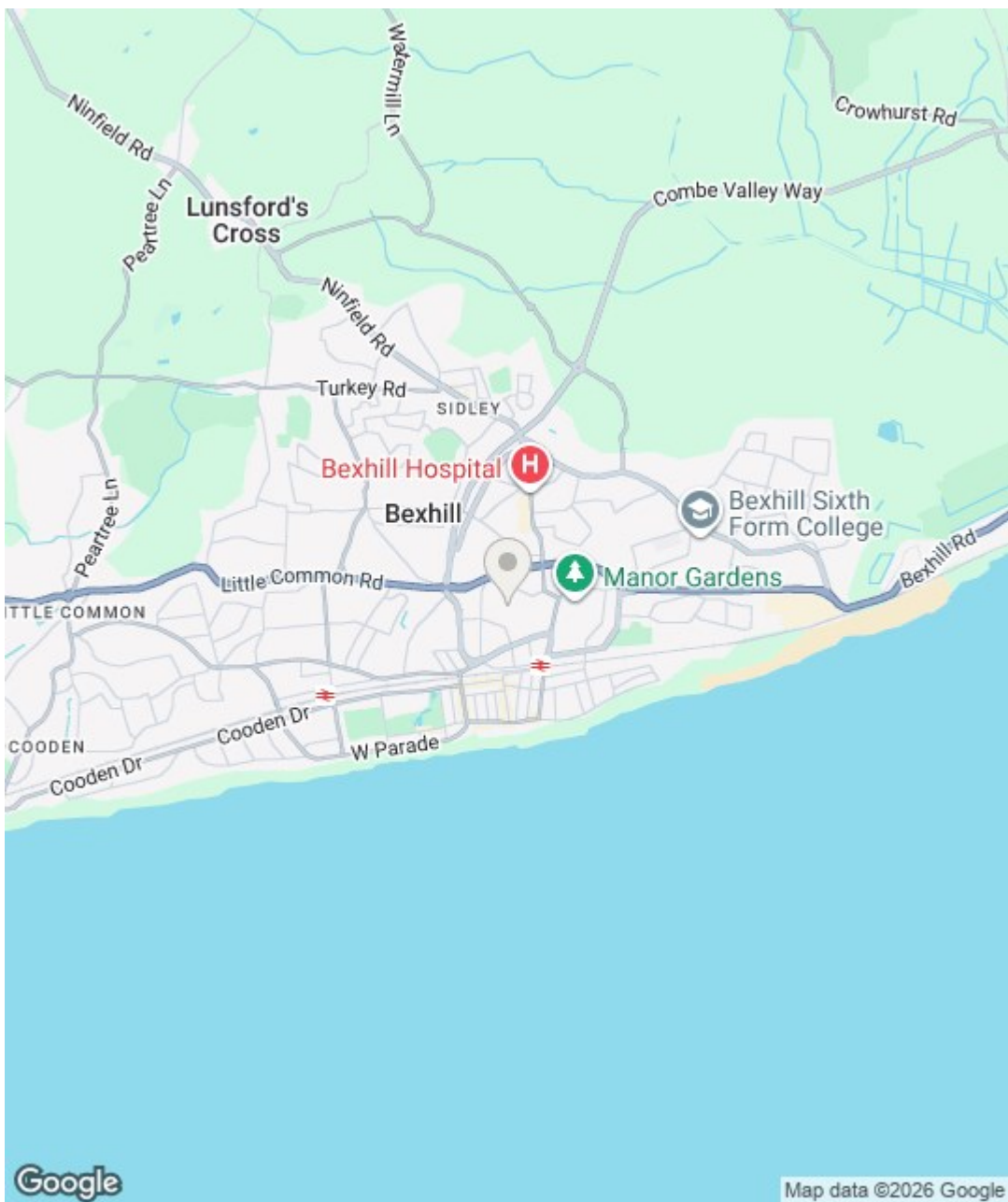
57.5 m²

619 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

Council Tax Band - B

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice:

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Rush, Witt & Wilson in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Rush, Witt & Wilson nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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