

**RUSH  
WITT &  
WILSON**



**18 Anderida Court Mansell Close, Bexhill-On-Sea, East Sussex TN39 4XD  
£235,000**

An opportunity to acquire this exceptionally well presented 2/3 bedroom purpose built apartment with private patio ideally located within easy walking distance of Little Common Village. Having been modernised to a very high standard by the current vendor, the property comprises lounge with access to private patio, modern fitted kitchen with built-in appliances, two double bedrooms, dining room/third bedroom and a bathroom. Other internal benefits include double glazed windows, modern thermostatic electric radiator with WiFi controls and ample storage space throughout. Externally, the property benefits from its own private and secluded patio which leads on to the stunning communal gardens, car port with allocated parking space and additional visitor car park. Conveniently situated in the beautiful woodland like setting just a short walk to Little Common with amenities, bus stops, and doctors surgery and still only 0.7 miles to Cooden Beach Rail Station. Viewing comes highly recommended by RWW Bexhill to appreciate this stunning apartment in this highly sought after block offered with a 'share of the freehold'.



### **Communal Hallway**

Communal entrance door with entry phone system leading to hallway. Stairs leading to first floor.

### **Storage cupboard**

Large private storage cupboard with fitted shelving.

### **Hallway**

Internal front door, two large double storage cupboards with fitted shelving, modern thermostatic electric radiator, airing cupboard housing recently fitted 'Megaflow' pressurised hot water cylinder.

### **Lounge**

14'2" x 11'9" (4.33 x 3.60)

Double glazed window and double glazed sliding patio door rear elevation giving access to private patio and communal gardens, modern thermostatic electric radiator, internal double doors leading to dining room/bedroom three.

### **Kitchen**

12'1" x 8'0" (3.70 x 2.45)

Double glazed window to side elevation, stunning modern fitted white gloss kitchen with a range of matching wall and base level units with straight edge laminate worktop surfaces, integrated under-counter fridge and freezer, integrated tumble-dryer, brand new integrated dishwasher, integrated eye level electric oven with integrated microwave above, integrated washing machine, ceramic single sink with drainer and mixer tap, induction hob with stainless steel/glass extractor hood above, part tiled walls.

### **Dining Room/Bedroom Three**

12'5" x 7'10" (3.80 x 2.40)

Double aspect double glazed windows to the rear and side elevations, modern thermostatic electric radiator, set of double doors leading through to lounge.

### **Bedroom One**

10'4" x 10'2" (3.16 x 3.10)

Double glazed window to front elevation, modern thermostatic electric radiator, built in wardrobe with sliding mirrored doors comprising hanging space and shelving.

### **Bedroom Two**

9'5" x 7'1" (2.88 x 2.18)

Double glazed window to front elevation, modern thermostatic electric radiator, built in wardrobe with hanging space and shelving

### **Bathroom**

Obscured double glazed window to side elevation, white heated towel rail, bathroom suite comprising low level WC, pedestal mounted wash hand basin, panel enclosed bath with wall mount electric power shower and shower attachment, fully tiled walls and extractor fan.

### **Outside**

#### **Private Patio**

The property benefits from its own private patio area which leads on to the beautiful and extensive communal gardens that surround the property

#### **Parking**

Car port providing an allocated parking space with an additional visitor car park.

#### **Lease & Maintenance**

Share of Freehold with a 900+ year lease. Service charge is £1,100 per annum approx.

#### **Agents Note**

None of the services or appliances mentioned in these sale particulars have been tested. It should also be noted that measurements quoted are given for guidance only and are approximate and should not be relied upon for any other purpose.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(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 &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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