

**RUSH
WITT &
WILSON**



**9 Anderida Mansell Close, Bexhill-On-Sea, East Sussex TN39 4XD
£219,950**

A two bedroom first floor purpose built flat, conveniently situated in a 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', off road parking, VACANT POSSESSION, electric heating, double glazed windows and doors, sun balcony, externally, the property benefits from stunning communal gardens, car port with allocated parking space and additional visitor car park. Viewing comes highly recommended by RWW sole agents Bexhill. Council Tax Band C.



Communal Entrance Foyer

With entry phone system, stairs to the first floor.

Private Entrance Hall

Entry-phone hand set, built in cloaks cupboard, night storage heater, built in airing cupboard with slatted shelving.

Living Room

14'3" x 12'5" (4.35 x 3.79)

Window and patio doors give access onto sun balcony with views over the communal gardens.

Dining Room

12'2" x 7'10" (3.71 x 2.40)

Window to the rear elevation overlooking the communal gardens, window seat, night storage heater.

Kitchen

12'11" x 8'0" (3.94 x 2.46)

Window to the side elevation, fitted kitchen comprising a range of base and wall units with laminate straight edge worktops, one and half bowl single drainer sink unit with mixer tap, wall mounted electric heater, extractor canopy and light, space for cooker, space for washing machine, space for tumble dryer.

Bedroom One

10'7" x 10'2" (3.23 x 3.11)

Window to the front elevation, wall mounted electric heater, mirror fronted built in wardrobe cupboards.

Bedroom Two

9'5" x 8'3" (2.88 x 2.54)

Window to the front elevation with far reaching views, wall mounted electric heater, built in wardrobe cupboard.

Shower Room

Suite comprising corner shower cubicle with electric shower unit, controls and showerhead, wc with low level flush, pedestal mounted wash hand basin, wall mounted electric heater, obscured glass window to the side elevation, part tiled walls.

Outside**Communal Gardens**

With established and mature shrubbery, plants and trees of various kinds, lawned areas.

Off Road Parking

Off road parking is available to the front of the property.

Car Port

Car port with parking.

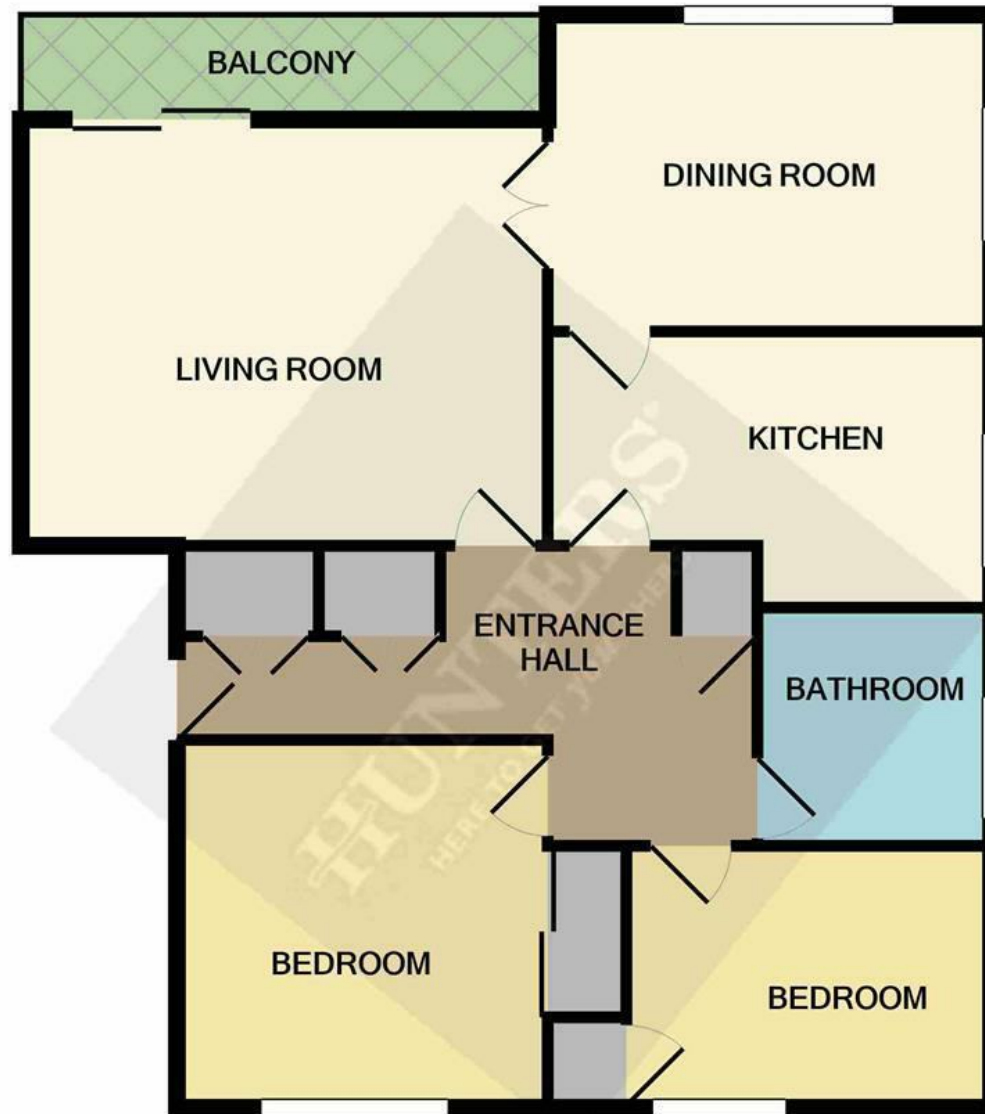
Maintenance and Lease

Share of Freehold with the remainder of 999 years from 29 September 1986. Service charge is approximately £1,100 per annum.

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.

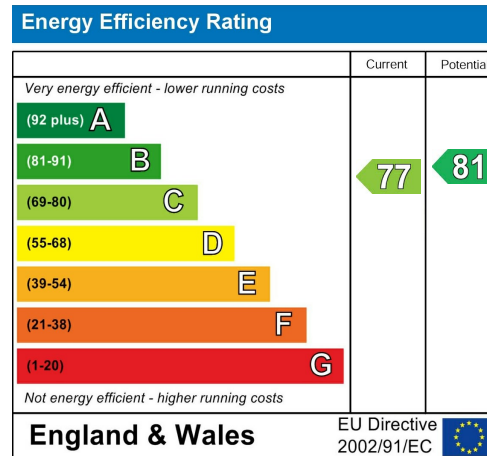
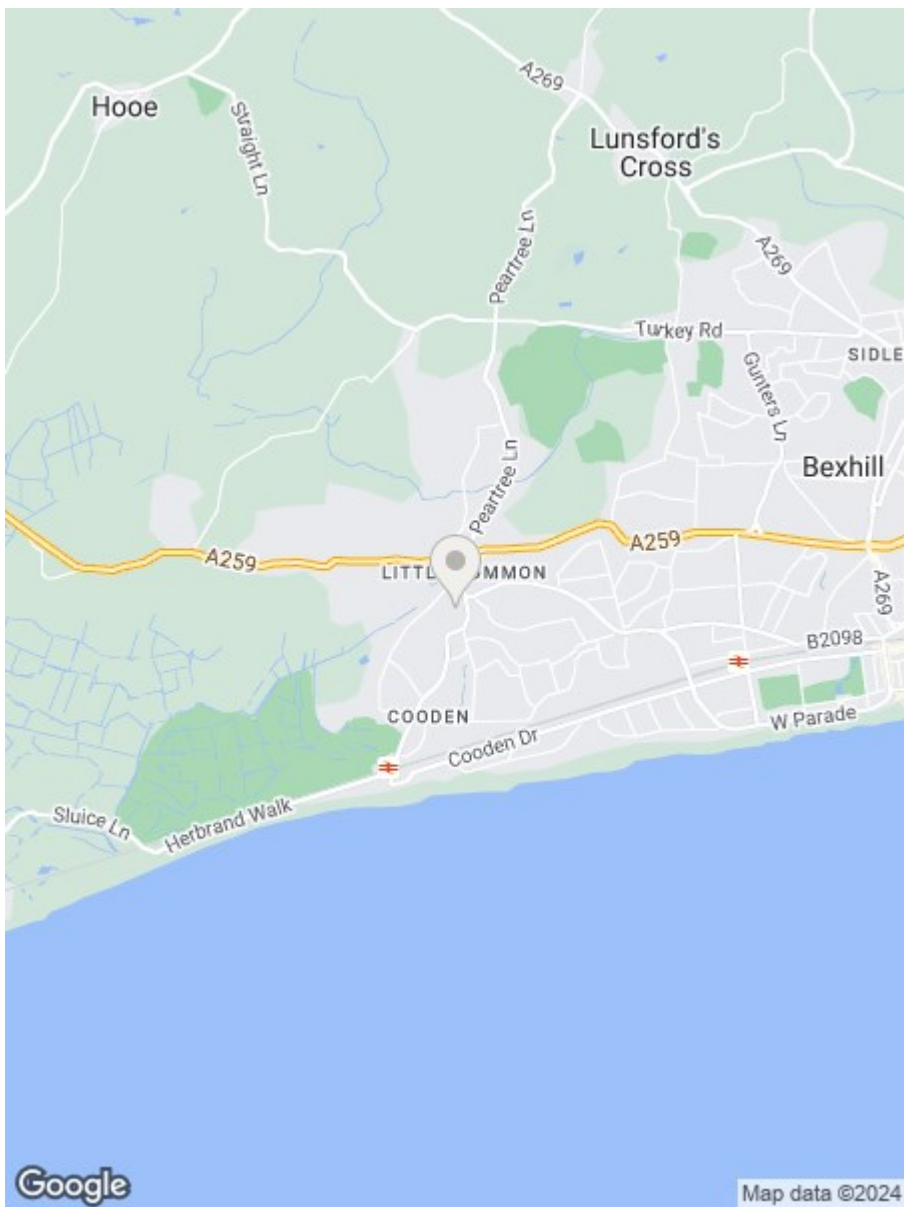




TOTAL APPROX. FLOOR AREA 696 SQ.FT. (64.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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