

**RUSH  
WITT &  
WILSON**



RUSH  
WITT &

**11 Glynde Court Mansell Close, Bexhill-On-Sea, East Sussex TN39 4XE  
Offers In Excess Of £200,000 Share of Freehold**

## About this property

Located within a sought-after residential development and just a short walk from the heart of Little Common Village, this beautifully presented two-bedroom top floor apartment offers bright and spacious accommodation in a highly convenient setting, private carport for parking. Residents can enjoy easy access to an excellent range of local amenities including shops, Tesco Express, doctors surgery, pharmacy, cafés and regular bus services to Bexhill town centre and surrounding areas.

The accommodation comprises a secure communal entrance with entry phone system, welcoming private entrance hall, generous lounge with patio doors opening onto a south-facing private sun balcony, separate dining room, fitted kitchen, two well-proportioned bedrooms and a bathroom. Additional benefits include double glazing, electric heating and a share of the freehold.

An ideal home or coastal retreat, early viewing is highly recommended through sole agents, Rush Witt & Wilson.









**Approximate total area<sup>(1)</sup>**

56.4 m<sup>2</sup>  
607 ft<sup>2</sup>

**Balconies and terraces**

3.2 m<sup>2</sup>  
34 ft<sup>2</sup>

**Reduced headroom**

0.6 m<sup>2</sup>  
7 ft<sup>2</sup>

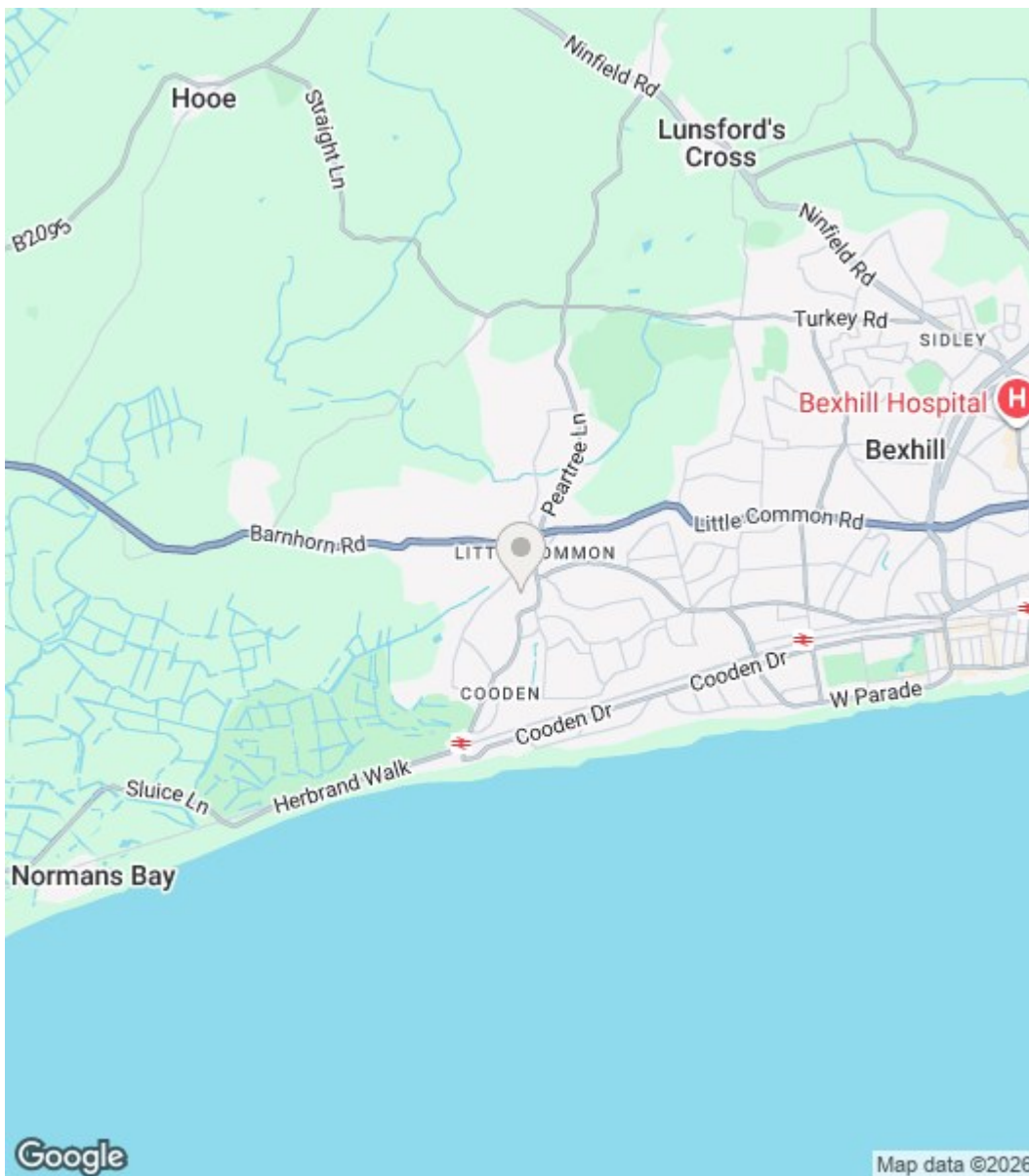
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft.

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) <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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
	72	77

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Council Tax Band - C

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.

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