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

About the property

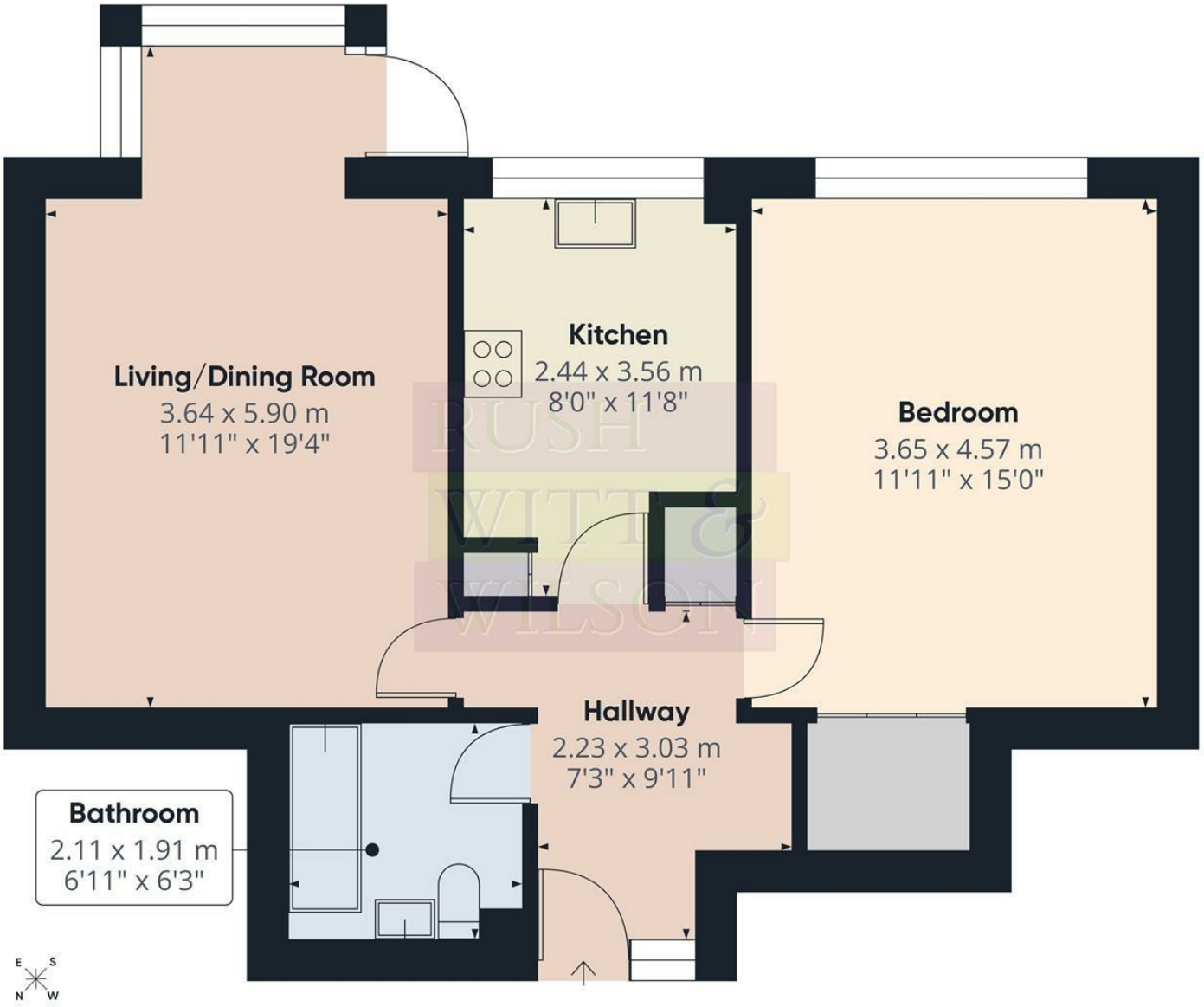
A spacious and well-presented one-bedroom ground floor purpose-built apartment, set within a highly regarded Larkin-built development in a sought-after and convenient location.

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.



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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.

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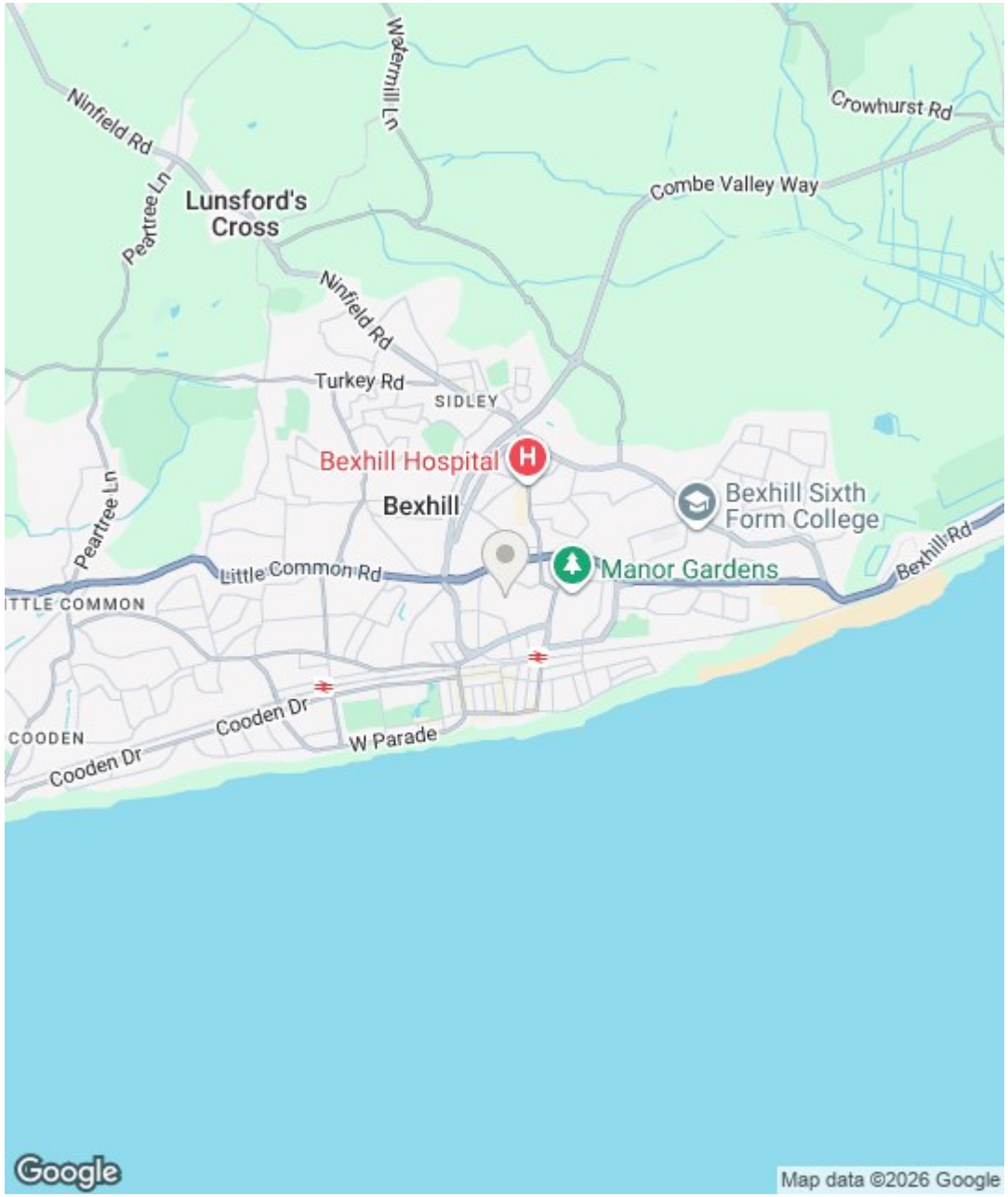

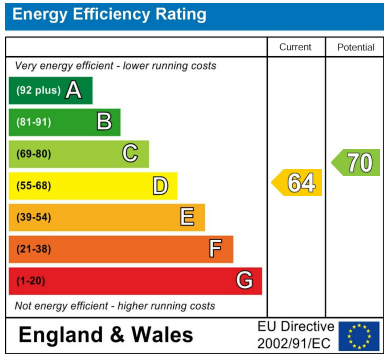

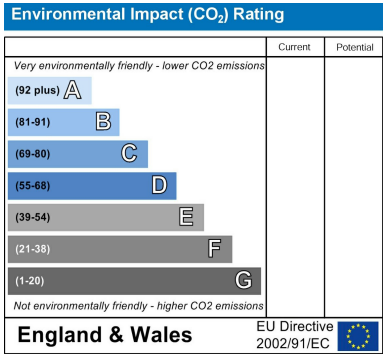

Council Tax Band - B

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:

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2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

4. VAT: The VAT position relating to the property may change without notice.

5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at https://rushwittwilson.co.uk/privacy-policy

RUSH WITT & WILSON

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