



OAKFIELD



Mansell Close, Bexhill-On-Sea TN39 4XB

Asking Price £250,000



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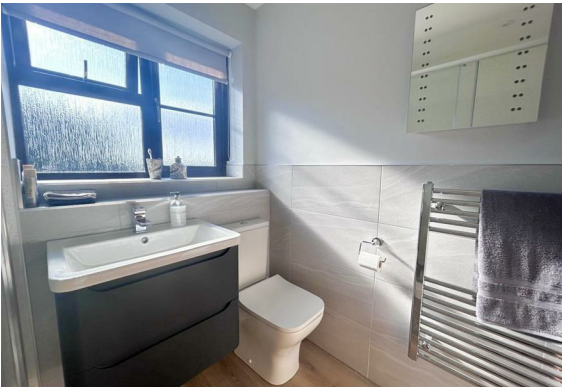
Nestled in the highly sought-after village of Little Common, this beautifully presented first-floor flat offers the perfect blend of comfort, space, and convenience — ideal for downsizers, professionals, or those seeking a peaceful lifestyle.

The property boasts a bright and generous lounge that opens onto a private balcony, a lovely spot to enjoy a morning coffee or unwind in the evening while soaking in the tranquil surroundings. A separate dining room adds a touch of versatility, perfect for entertaining guests, setting up a home office.

The fitted kitchen is well-appointed with plenty of storage and workspace, ideal for those who enjoy cooking at home. The newly fitted shower room has been finished to a high standard, offering a fresh and modern space to start your day in style. Two well-proportioned bedrooms provide comfortable and private retreats, making this flat suitable for a variety of lifestyles.

Set within a purpose-built development, the property benefits from a secure communal entrance with an entry phone system, offering peace of mind and a sense of community. Outside, there is allocated parking within a car port, adding both convenience and protection for your vehicle.

Located in a quiet and desirable residential area, just a short stroll from the shops, cafes, and amenities of Little Common village, this home combines the charm of village living with practical modern comforts. Whether you're relaxing on the balcony, entertaining in the spacious lounge, or enjoying the peaceful setting, this flat offers an easy, low-maintenance lifestyle in one of the area's most attractive locations. Offered with Share of Freehold.





Lounge

14'0 x 11'9 (4.27m x 3.58m)

Dining Room

11'7 x 7'9 (3.53m x 2.36m)

Kitchen

11'7 x 8'3 (3.53m x 2.51m)

Bedroom 1

10'6 x 10'2 (3.20m x 3.10m)

Bedroom 2

9'5 x 6'11 (2.87m x 2.11m)

Bathroom

6'6 x 6'0 (1.98m x 1.83m)

Council Tax Band - C

Lease Information

The seller advises that the property is offered as share of freehold and has approximately 950 years remaining on the lease. The vendor pays £60 per annum in to the reserve fund. A six monthly service fee of £850.00.



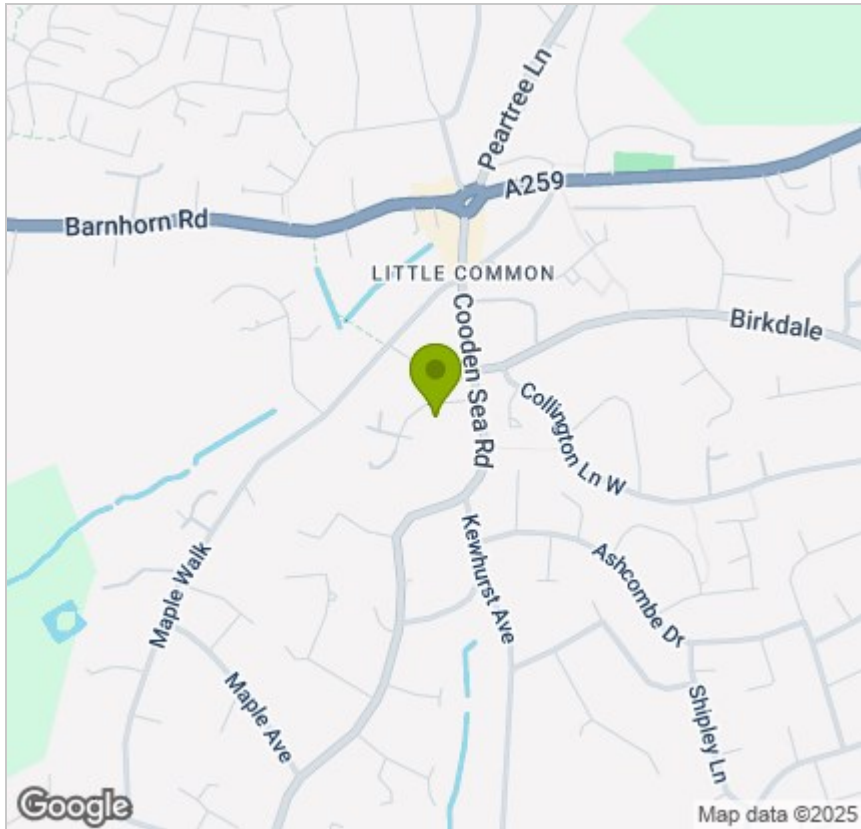
Floor Plan



Viewing

Please contact us on 01424 224700
if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		73	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	