



**BRIAN  
HAZELL  
& PARTNERS**

49 Marina, Bexhill On Sea  
E Sussex, TN40 1BQ  
**Telephone: 01424 225555**  
Fax: 01424 213336  
Email: [info@brianhazell.co.uk](mailto:info@brianhazell.co.uk)  
[www.brianhazell.co.uk](http://www.brianhazell.co.uk)



**Flat 19, Anderida Court Mansell Close, Bexhill-On-Sea, East Sussex TN39 4XD**

**£1,000 PCM**

A SPACIOUS TWO BEDROOM, TWO RECEPTION ROOM PURPOSE BUILT SECOND FLOOR FLAT WITH BALCONY.

LOCATED IN QUIET CUL-DE-SAC, CLOSE TO LITTLE COMMON VILLAGE WITH GOOD RANGE OF AMENITIES

THE PROPERTY BENEFITS FROM, HALL, LIVING ROOM WITH BALCONY OFF, DINING ROOM, KITCHEN, DOUBLE BEDROOM AND SINGLE BEDROOM, SHOWER ROOM, ELECTRIC HEATING, DOUBLE GLAZING, COMMUNAL GARDEN.

AVAILABLE MID MARCH. SUIT MATURE TENANTS



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	

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	

