



## St Andrews Place

£312,500

Apartment 1, Wickham Avenue  
Bexhill  
TN39 3FR





Abbott & Abbott are delighted to offer for sale this very spacious ground floor apartment which benefits from its own private entrance and has a spectacular 23x18ft open plan living/kitchen area. It also has a paved side terrace of approximately 6x3ft. The main reception room has feature stain glass windows due south.

This apartment is one of 11 created from the conversion of a historic church, set in the heart of Bexhill Town Centre, and within a few minutes walk of the seafront and the famous De La Warr Pavilion. Egerton Park with its lovely open spaces is very close by, as are all local amenities including shops and supermarkets, restaurants and cafes. The train station with direct links to London Victoria is approximately 5 minutes walk away.

The original development was overseen by a bespoke small London architectural practice with attention to design and quality fittings. This exceptional apartment has central heating, double glazed windows, a fully fitted kitchen with a range of built-in appliances, and fully fitted bathrooms.

Internal viewing is strongly recommended.

#### Private Entrance Hall

11' 0" x 5' 0" (3.35m x 1.52m)  
Heating Controls, smoke alarm, and storage cupboard.

#### Living Room/Kitchen

23' 3" x 18' 9" (7.09m x 5.71m)  
The living area has a radiator, original stain glass windows, original marble pillar, and a door to the terrace.

The kitchen area has a Butler sink and mixer taps, handmade kitchen cabinets, drawers, and work surfaces, built in oven, 4 ring hob, and extraction, built in fridge freezer, dish washer, and washing machine, a large walk-in store, radiator, and stain glass door to the outside area.

#### Inner Hall

Heating controls, radiator, and a large storage cupboard.

#### Bedroom 1 & En-Suite

12' 9" x 11' 6" (3.89m x 3.51m)  
Radiator, leaded light windows, and a TV point.

En-suite shower room with a white Burlington shower cubicle, wash basin and vanity cupboard, WC, heated radiator/towel rail, downlights, and an extractor.

#### Bedroom 2

12' 9" x 11' 3" (3.89m x 3.43m)  
Radiator, and leaded light windows.

#### Bathroom

White Burlington suite, bath with antique style mixer taps and shower, wash basin and vanity cupboards, WC, heated radiator/towel rail, shaver point, downlights, and extractor.

#### Outside

East Facing Terrace, approximately 6' 0" x 3' 5" (1.83m x 1.04m)

#### Outgoings

Tenure: Share of Freehold  
Lease Term: 150 years from 2021  
Ground Rent: TBA  
Maintenance: £827.50 (we are advised this is for the period March 2024-Sept 2024)

EPC: 82/B  
Council Tax Band: D  
(Rother District Council)